

FAQ (Questions Regarding the Market Rate Apartment Project)

1. An apartment is going to wreck our neighborhood. (Buffer Comparison)

One of the criteria for comparing sites in Windom for the proposed market rate apartment was a buffer between single family and multi-family. The buffer between existing single family and multi-family, if the City owned Overflow Lot south of the Community Center is utilized, is 750 feet.

The top locations for multi-family housing were identified at the first community housing meeting. When comparing the top 5 sites in Windom for the market rate apartment, the Overflow Lot has the best buffer. This was based on the number of feet (750') and vegetation buffer between single family and multi-family. Refer to the Buffer Comparison handout.

2. Traffic is going to be an issue. (Traffic Comparison)

For example, a 46-unit market rate apartment will generate approximately 322 trips a day, which is 7 trips per unit. If the City owned Overflow Lot south of the Community Center is utilized, all vehicle access to the property will be off of Redding Avenue. This will help to limit traffic on Cottonwood Lake Drive.

When comparing the top 5 sites in Windom for the apartment, the Overflow Lot was the second best site for minimizing the traffic impact. Schmalz Park is arguably the best site for minimizing the traffic impact as it is adjacent to Highway 62. This was best on street classification criteria (connector, neighborhood connector, or residential street). Refer to the Traffic Comparison handout.

3. Is the Overflow Lot south of the Community Center part of the Community Center property?

The City owned Overflow Lot south of the Community Center is a separate parcel from the Community Center. The Overflow lot is 1.9 acres. The property around the Community Center is 7 acres which includes the paved parking lot and greenspace to the west and north. The Community Center Commission has a Footprint Plan that was included in Windom's Comprehensive Plan that outlined the potential plans for the 7 acres around the Community Center.

The Community Center is opposed to the Overflow Lot being utilized for the market rate apartment. Boards and Commission provide recommendations to the City Council however, as a City owned property, the City Council has the final decision regarding the property.

4. The City owned Overflow Lot south of the Community Center should be utilized for recreation.

The City owns is 58 acres of greenspace in this area that includes the Community Center property, Tegels Park, and the Windom Recreation Area. The Overflow Lot south of the Community Center is 1.9 acres and is not included in the 58 acres of greenspace. The City Council will be considerate of the need for additional land for recreation in this area and weigh development options for the Overflow Lot.

5. Why is the City owned Overflow Lot south of the Community Center being discussed? This site was not approved by the City Council in 2016. (Comparison on Buffer, Traffic, Development Costs, and Amenities).

In 2016, the Overflow lot was the only site being discussed by the City Council. Numerous sites were also discussed with the developer. The developer preferred the Overflow Lot, but it was not approved by the City Council.

The next site was the Kruse Property north along 18th Avenue. The one mulit-family housing developer was interested in this location, but there was opposition to this site as well. The second multi-family housing developer is not interest in the Kruse Property.

The community housing meetings were an opportunity for the public to consider multiple sites and compare these sites on various criteria. These criteria included: buffer between single family and multi-family, traffic, development costs, and amenities. The top 5 locations were compared. Refer to the comparison handouts.

The Overflow Lot was identified at the first community housing meeting by multiple community members. In addition, the Overflow Lot was the number one location in the Apartment Survey, which was a basic and anonymous survey that included the 5 locations to the right.

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▼ Overflow Parking Lot - South of the Community Center	25.81% 24
▼ Kruse Property - 18th Avenue by the School	22.92% 22
▼ Schmalz Park - 6th Avenue South on the Des Moines River	19.35% 18
▼ Drake Avenue Redevelopment - 5th Street & Drake Avenue on the Des Moines River	16.84% 16
▼ Crowley Property Development - River Road & County Road 15	17.35% 17

Possible Sites – Comparison: Buffer

What is a reasonable buffer?

750 feet — Distance between closest single family house and the apartment
(Average City Block: 350' to 400')
(Before and after all lots are development)

Existing Street ROW — Distance between closest single family house and the apartment
(Distance includes the street ROW and the setback from the street
(Before and after all lots are development)

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(Distance includes the street ROW and the setback from the street
(Before and after all lots are development)

190 feet — Distance between closest single family house and the apartment
(Average City Lot: 100'x150')
(Before and after all lots are development)

100 feet — Distance between closest single family house and the apartment
(Average City Lot: 100'x150')
(Before and after all lots are development)

Landscaped Buffer — is a fairly recent development in zoning. It provides space, obstructs undesirable views, and in other ways reduces the impact of one use upon another.

Street Buffer — an intervening street or alley that acts as a buffer area. It provides space between uses and reduces the impact of one use upon another.

Site Plan Buffer — The garages and parking act as a buffer area. It provides space between the three story apartment building and single family homes.

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 – \$132,530
 - Utilize Existing street, sewer and water for apartment
 - Pedestrian Trail: \$74,470 (gaps in Rec Area to Community Center)
 - Pedestrian Trail: \$58,060 (Tegels Park to 24th Street)

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.

- \$360,330 – \$410,330
 - Utilize Existing street, electric, sewer and water for apartment
 - Land: \$100,000
 - Leveling the ditch
 - Fill: trucking, placement, and compaction: \$80,000
 - Culverts: \$80,000 to \$120,000
 - 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~~

Recap: Multi-family Housing Community Meetings

Meetings:

- November 20th, 2018
- December 5th, 2018
- January 16th, 2019
- January 22nd, 2019

Goal: find a location that works for the developer and the community.



Why?

- **Support Existing Businesses – Business Growth**
 - Overall, market value in Windom grew by 19.2% over the past year to \$284.3 million in 2017 (S&P Global Ratings).
- **Housing Growth Potential**
 - Only 35% of Prime Pork, Fast Global Solutions & Toro employees live in the 56101 zip code.
- **Tax Impact & Community Impact**
 - The annual gross property tax to be generated by the 46-unit apartment development is estimated at \$82,575. This revenue will help to offset existing local taxes, and it could be used to help fund infrastructure improvements adjacent to the development.
- **We have multiple developers that want to invest \$5 million in Windom.**

Why?

“Contrary to popular belief, students in Southwest Minnesota appear to favor staying in their communities after graduating - 75 percent of students surveyed indicated they would stay in their area if they had an acceptable job prospect. This is excellent news for rural communities and companies!” (DEED)

Why Millennials are Renting More – And Why It Works for Them

- It’s in the budget
- Go as you please
- Let the landlord handle it (more free time)
- Live where you want. Or not.
- Flexibility

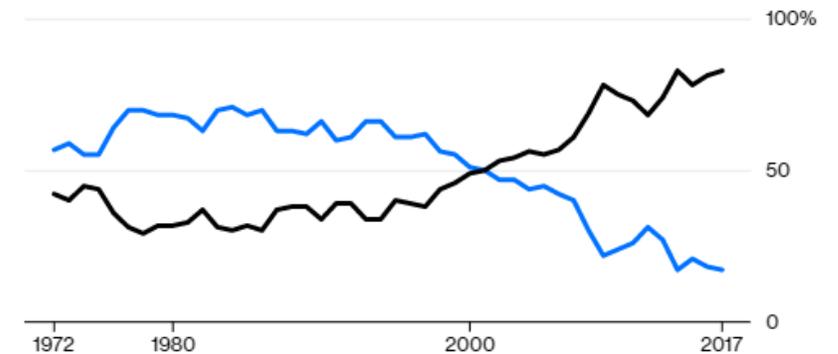
Generation	Owner-Occupied	Rental Property
Early Boomers in 1981	35%	61%
Late Boomers in 1990	29%	67%
Gen Xers in 2000	34%	62%
Millennials in 2016	22%	74%

Apartments Cash Flow

Apartment Buildings Are Getting Bigger

Percentage of multifamily units completed by number of units per building

2 to 19 20 or more



Source: U.S. Census Bureau

EDA SMART Goal

- The Economic Development Authority has a SMART Goal to have approval for a site for the 46-unit market rate apartment by the end of March 2019.

Specific: Methods/Plan/Steps: Attainable/Resources Available: **R**esult(s) Expected/Measurement: Timeframe: