



Agenda Item Report

Meeting Type: City Council

Meeting Date: August 19, 2025

Item Title: Tower Drive Housing Project

Submitted By: Mike Kornmann, Director of Community and Economic Development

Detailed Description of Subject Matter:

The City held two public input sessions; one at Zion Lutheran gymnasium and the other at national night out. In addition, online forms provided an avenue for the public to share comments if they could not attend public presentations. Both sessions received good numbers of participation and feedback. The themes of the input for the two sessions and online feedback provide some clear preferences and others not so clear.

- Prefer the lower density versus the higher density option
- Strongly support the incorporation of trails and the community garden into the project. Some wanted both trails and sidewalks.
- The input provided was evenly split for a project with rental units versus owner occupied units
- Some in the neighborhood wanted only single-family homes
- Some wanted affordable housing options for young people
- The neighborhood session was against “subsidized” housing. This likely refers to income restricted housing
- Older people commented that there aren’t nice senior options for them to move into in Columbus and they do not want to leave Columbus
- Concern for added traffic to tower drive
- Some concern for a three-story apartment out of scale with the neighborhood. A two-story apartment building received support
- Support for 55 and older apartment building
- Strong concern for added safety at the crossing at the south end of the property (Tower Drive)
- Concern for the Hamilton/Tower intersection functionality and safety

Next steps include selecting a housing concept and incorporating it into a request for qualifications that will be sent out to developers. Options to consider are:

- **Concept #1**
 - Higher density option. Sixteen (16) units per acre density
 - Sixteen (16) townhomes and One (1) three story apartment building (48 units)
 - Private common open space
 - Trail, sidewalk, shelter and community garden
 - Projected annual city tax revenue: \$80,000
- **Concept #2**
 - Low density option. Five (5) units per acre density.
 - Eight (8) townhomes and Twelve (12) duplexes or twin homes
 - Rear entry
 - Common private open space
 - Trail, sidewalk, shelter and community garden
 - Projected annual city tax revenue = \$35,000

- **Concept #3 (no graphic)**

- Middle density option. Ten (10) units per acre density.
- One two story apartment building with approximately 30 units
- Apartment designated 55 year old and over housing
- About ten (10) single family zero lot line lots (twin homes, owner occupied)
- Trail, sidewalk, shelter and community garden
- Projected annual city tax revenue = \$50,000

List all Supporting Documentation Attached:

- Housing concepts #1 and #2

Action Requested of Council:

Provide specific direction to staff regarding the selection of a housing concept to include in a request for qualifications.

