



**Planning & Zoning Commission Agenda**  
**Rochester Boards & Commissions - Planning & Zoning Commission**  
**May 10, 2023**  
**6:00 p.m.**

**Attending and Viewing the Meeting**

HYBRID Meeting: In-person at Council/Board Chambers of the Government Center, 151 4th Street SE, Rochester, MN, or via MS Teams.

[Click here to join the meeting](#)

Call in audio only number: 347-352-4853 Conference ID: 639 348 466#  
A recording is made available after the meeting on the [City's website](#).

- 1. Open Public Comment Period**
- 2. Call to Order/Roll Call**
- 3. Order of Agenda**
- 4. Consent Agenda**

**4.A. Draft Minutes of April 26, 2023**

Accepting the minutes and video of the April 26, 2023, Planning and Zoning meeting as the official record of the Planning and Zoning Commission.

- 5. Reports and Recommendations**
- 6. Public Hearings**

**6.A. Zoning Map Amendment No. CD2023-004ZC by Volunteers of America**

Forwarding a recommendation to City Council approving Zoning Map Amendment No. CD2023-004ZC, by Volunteers of America, to amend the zoning map classification on a 24.8-acre site, located at the southeast corner of the intersection of Valleyhigh Rd NW and 50th St NW from R-1 (Mixed Single Family) to R-3 (Medium Density Residential).

**6.B. Land Use Plan Amendment No. CD2023-002CPA by City of Rochester**

Recommending approval of Land Use Plan Amendment No. CD2023-002CPA, by the City of Rochester, to amend the Land Use Map classification on a 120-acre site, located at the northeast corner of 55th St NW and 18th Ave NW, from Low-Density Residential to 20 acres of Medium-Density Residential and 23.76 acres of Commercial and Business Development.

- 7. Other Business**
- 8. Adjourn**





## **REQUEST FOR ACTION**

Draft Minutes of April 26, 2023

**MEETING DATE:**  
May 10, 2023

**ORIGINATING DEPT:**  
Community Development

**AGENDA SECTION:**  
Consent Agenda

**PRESENTER:**  
Chair

### **Action Requested:**

Accepting the minutes and video of the April 26, 2023, Planning and Zoning meeting as the official record of the Planning and Zoning Commission.

### **Report Narrative:**

The minutes are the official record of the Planning and Zoning Commission.

### **Prepared By:**

Maribeth Cooper

### **Attachments:**

[Minutes April 26, 2023](#)



**CITY OF ROCHESTER, MINNESOTA  
Planning & Zoning Commission MINUTES**

***Attending and Viewing the Meeting***

- 1) [Open Public Comment Period](#)
- 2) [Call to Order/Roll Call](#)

<b>Attendee Name</b>	<b>Status</b>
Margaret R Brimijoin	Present
Ruchi Gupta	Present
Randy R Schubring	Present
Robert A Cline	Present
Alissa T Moe	Present
Aaron D Eberhart	Present
Joanne Crawford	Present
Jonathon P Krull	Present

3) [Order of Agenda](#)

3) Order of Agenda

**MOVER:** Aaron D Eberhart  
**SECONDER:** Ruchi Gupta  
**AYES:** Margaret R Brimijoin, Ruchi Gupta, Randy R Schubring, Robert A Cline, Alissa T Moe, Aaron D Eberhart, Joanne Crawford, Jonathon P Krull  
**ABSENT:** Jeremy C Andrist  
**RESULT:** **APPROVED [UNANIMOUS]**

4) [Consent Agenda](#)

4.A) Draft Minutes of April 12, 2023

**Official Act:** Accepting the minutes and video of the April 12, 2023, Planning and Zoning meeting as the official record of the Planning and Zoning Commission.

[April 12, 2023 Planning and Zoning Minutes](#) 

Accepting the minutes and video of the April 12, 2023, Planning and Zoning meeting as the official record of the Planning and Zoning Commission.

**MOVER:** Aaron D Eberhart  
**SECONDER:** Joanne Crawford  
**AYES:** Margaret R Brimijoin, Ruchi Gupta, Randy R Schubring, Aaron D Eberhart, Joanne Crawford  
**ABSTAIN:** Robert A Cline, Alissa T Moe, Jonathon P Krull  
**ABSENT:** Jeremy C Andrist  
**RESULT:** **APPROVED [5 - 0 - 3 - 1 ]**

5) ***Reports and Recommendations***

6) **Public Hearings**

6.A) [Land Use Plan Amendment No.CD2023-001CPA by Meier Companies](#)

**Official Act:** Forwarding a recommendation for approval of Land Use Plan Amendment No. CD2023-001CPA by Meier Companies, to change the Land Use Map on a 5.13-acre site from Low-Density Residential (LDR) to Medium-Density Residential (MDR).

Desmond McGeough presented the staff report.

Bill Tointon from WSE Consulting spoke representing the Applicant. Paul Meier was present for questions.

The Public Hearing was opened.

Having no persons wishing to speak, the public hearing was closed.

A conversation ensued between the Commissioners, Staff, and the Consultant.

[Cover Page](#) 

[Community Development Memo CD2023-001CPA - Blossom Villas](#) 

[Notification Map CD2023-001CPA - Blossom Villas](#) 

[Location Map CD2023-001CPA - Blossom Villas](#) 

[Land Use Exhibit CD2023-001CPA - Blossom Villas](#) 

[Applicant Narrative CD2023-001CPA - Blossom Villas](#) 

[Review comments CD2023-001CPA - Blossom Villas](#) 

Forwarding a recommendation for approval of Land Use Plan Amendment No. CD2023-001CPA by Meier Companies, to change the Land Use Map on a 5.13-acre site from Low-Density Residential (LDR) to Medium-Density Residential (MDR) based on Staff findings one through nine.

**MOVER:** Alissa T Moe  
**SECONDER:** Aaron D Eberhart

**AYES:** Margaret R Brimijoin, Ruchi Gupta, Randy R Schubring, Robert A Cline, Alissa T Moe, Aaron D Eberhart, Joanne Crawford, Jonathon P Krull  
**ABSENT:** Jeremy C Andrist  
**RESULT:** **APPROVED [UNANIMOUS]**

6.B) [Zoning Map Amendment No. CD2023-003ZC by West 80 Properties LLC](#)

**Official Act:** Forwarding a recommendation for approval of Zoning Map Amendment No. CD2023-003ZC by West 80 Properties LLC, to change the zoning district designation of a 74-acre site from BP Business Park to R-2 Low-Density Small Lot and R-3 Medium Density Residential.

Elliot Mohler presented the staff report.

Jeff Brown from North Rockre, the Applicant, spoke.

The Public Hearing was opened.

1. Richard Cordie

Having no other persons wishing to speak, the public hearing was closed.

A conversation ensued between the Commissioners, Staff, and the Applicant.

[Cover Page](#) 

[Staff Report CD2023-003ZC - West 80](#) 

[Notification Map CD2023-003ZC - West 80](#) 

[Site Location Map CD2023-003ZC - West 80](#) 

[Zone Change Exhibit CD2023-003ZC - West 80](#) 

[UDC Use Regulations Table CD2023-003ZC - West 80](#) 

[Applicant Narrative CD2023-003ZC - West 80](#) 

[Applicant Massing Exhibit CD2023-003ZC - West 80](#) 

[Referral Comments CD2023-003ZC](#) 

Forwarding a recommendation for approval of Zoning Map Amendment No. CD2023-003ZC by West 80 Properties LLC, to change the zoning district designation of a 74-acre site from BP Business Park to R-2 Low-Density Small Lot and R-3 Medium Density Residential based on staff findings and facts.

**MOVER:** Aaron D Eberhart

**SECONDER:** Alissa T Moe

**AYES:** Margaret R Brimijoin, Ruchi Gupta, Randy R Schubring, Robert A Cline, Alissa T Moe, Aaron D Eberhart, Joanne Crawford, Jonathon P Krull

**ABSENT:** Jeremy C Andrist

**RESULT:** **APPROVED [UNANIMOUS]**

7) [Other Business](#)

8) **Adjourn**

8) Adjourn

**MOVER:** Ruchi Gupta

**SECONDER:** Aaron D Eberhart

**AYES:** Margaret R Brimijoin, Ruchi Gupta, Randy R Schubring,  
Robert A Cline, Alissa T Moe, Aaron D Eberhart, Joanne  
Crawford, Jonathon P Krull

**ABSENT:** Jeremy C Andrist

**RESULT:** **APPROVED [UNANIMOUS]**



## **REQUEST FOR ACTION**

**Zoning Map Amendment No. CD2023-004ZC by  
Volunteers of America**

**MEETING DATE:**

**May 10, 2023**

**ORIGINATING DEPT:**

**Community Development**

**AGENDA SECTION:**

**Public Hearings**

**PRESENTER:**

**Elliot Mohler**

### **Action Requested:**

Forwarding a recommendation to City Council approving Zoning Map Amendment No. CD2023-004ZC, by Volunteers of America, to amend the zoning map classification on a 24.8-acre site, located at the southeast corner of the intersection of Valleyhigh Rd NW and 50th St NW from R-1 (Mixed Single Family) to R-3 (Medium Density Residential).

### **Report Narrative:**

The applicant proposes a Zoning Map Amendment to change the zoning district designation on a 24.8-acre site from R-1 (Mixed Single-Family) to R-3 (Medium Density Residential).

This application follows a city-initiated Land Use Plan Amendment that was approved by the City Council in 2022 to change the underlying land use of approximately 950 acres of industrial-guided land to mixed-use and residential-guided land. This Land Use Plan Amendment was intended to support the Primary Transit Network that will run along Valleyhigh Rd NW. A zoning map amendment to rezone this parcel to R-3 (Medium Density Residential) would foster higher-density development along this route. The new proposed zoning district is more aligned with the underlying Land Use (Medium Density Residential), and is the next step in development in the 6G Sewer Mod Expansion area.

### **Priorities & Foundational Principles:**

Economic Vibrancy & Growth Management

### **Policy Considerations & DEI Impact:**

This Zoning Amendment achieves the Comprehensive Plan Core Principles of expanding housing diversity and integrating transit and land use.

### **Fiscal & Resource Impact:**

All development costs will be the responsibility of the developer and will be outlined in a development agreement and/or City-Owner contract.

### **Alternative Action(s):**

No alternative actions are suggested at this time.

### **Prepared By:**



Elliot Mohler

**Attachments:**

[Staff Report - CD2023-004ZC VOA](#)

[Notification Map - CD2023-004ZC VOA](#)

[Site Location Map - CD2023-004ZC VOA](#)

[Zoning and Massing Exhibit - CD2023-004ZC VOA](#)

[UDC Use Regulations - CD2023-004ZC VOA](#)

[Applicant Narrative - CD2023-004ZC VOA](#)

[Referral Comments - CD2023-004ZC VOA](#)

[NIM Minutes - CD2023-004ZC VOC](#)

[NIM Sign In Sheet - CD2023-004ZC VOC](#)

**ROCHESTER PLANNING COMMISSION**

May 10, 2023

- Prepared by:** Rochester Community Development
- Request:** Zoning Map Amendment CD2023-004ZC by Volunteers of America National Services to change the zoning district designation of an approximately 24.8-acre site from R-1 Mixed Single-Family to R-3 Medium Density Residential.
- Location:** The subject property is located at the southeast corner of the intersection of Valleyhigh Rd NW and 50<sup>th</sup> Ave NW.
- Owners:** Volunteers of America National Services
- Consultant:** Alex Berlick (SEH Inc)

**COMMISSION AND COUNCIL SUMMARY**

**Application Type:** Zoning Map Amendment

**What is Considered:** During the Zoning Map Amendment review, the Planning and Zoning Commission and City Council evaluate whether the criteria established in Section 60.500.040E.4 are satisfied. These criteria cover areas such as consistency with the Comprehensive Plan and compatibility with surrounding development and future development.

Site development issues such as architecture, site layout, building orientation, site landscaping, open space, site parking, screening and the aesthetic character of the development are not criteria for consideration of a Zoning Map Amendment application.

The Development Review Team supports the approval of CD2023-004ZC as the proposed zoning district will be consistent with the underlying land use. The underlying land use was redesignated in 2022 by a City-initiated Land Use Plan Amendment to change approximately 950 acres of industrial land to a collection of mixed uses and higher density residential.

**Approval Body:** Rochester City Council

**Development Review Team Recommendation:** Approval

**SUMMARY AND BACKGROUND INFORMATION**

The subject property is approximately 24.8 acres in size and is located at the southeast corner of the intersection of Valleyhigh Rd NW and 50<sup>th</sup> Ave NW. The request is to amend the official zoning map to change the property from R-1 *Mixed Single-Family* to R-3 *Medium Density Residential*.

In 2022, the subject property was part of a City-Initiated Land Use Plan Amendment to redesignate approximately 950-acres, to facilitate development in the 6G Mod Sewer Expansion District. During the Land Use Plan Amendment, this 24-acre site was redesignated from *Low Density Residential* to *Medium Density Residential*. The requested Zoning Map Amendment is the next step for future development in the 6G Mod Sewer Expansion District.

In addition to the sewer expansion, Valleyhigh Rd NW is a future primary transit corridor in the Comprehensive Plan. At the time of the City-Initiated Land Use Plan Amendment, Community Development recommended guiding future development along the Valleyhigh Rd NW corridor towards mixed use and transit supportive land uses. This remains the position of Community Development and the Development Review Team overall. A rezone of the site to R3 Medium Density Residential is consistent with the

Any allowable use within the R-3 Medium Density Residential District can be developed on the subject property if the Zone Change is approved. Future development of the site will require additional development applications such as a Site Development Plan.

Table 300.01-1 Allowed Uses Table is included as an attachment to give examples of allowed uses in the R-1 and R-3 districts. R-1 is denoted in orange and R-3 is denoted in red.

“S” = Staff Approval

“P” = Planning Commission Approval

“C” = City Council Approval

“\*\*” = Reference to Additional Regulations

## COMMUNITY DEVELOPMENT REVIEW

<b>Land Use Plan:</b>	The site is guided for medium density residential.
<b>Adjacent Land:</b>	<p><u>North:</u> The property to the north is zoned A-4 and is located in Cascade Township, Olmsted County.</p> <p><u>East:</u> The properties to the east are zoned R-3 Medium Density Residential.</p> <p><u>South:</u> The properties to the south are zoned R-2 Single-Family Small Lot.</p> <p><u>West:</u> The properties to the west have a Zone Change application under review to change the zoning from BP Business Park to R-3 Medium Density Residential on the north 30 acres and R-2 Single-Family Small Lot on the south 43 acres.</p>

The planning commission recommended approval of this request.

**Public Infrastructure:** Public facilities (roadways, sanitary sewer, water, and storm water management facilities) exist or are planned soon to service the subject properties.

**Hydric Soils:** There are hydric soils running through the property which will need to be reviewed by the Technical Evaluation Panel and will be required prior to site development.

## SITE SUMMARY AND DISTRICT COMPARISON

### Current Zoning (R-1 Mixed Single-Family)

In general, the R-1 Mixed Single-Family residential district is meant to maintain and promote areas of low residential density where the emphasis is generally on the development of single-family dwellings of various styles.

### Proposed (R3 Medium Density)

The R-3 district would facilitate a diverse housing area along the Valleyhigh Rd NW corridor, such as triplexes, fourplexes, and larger multifamily residential buildings. The R-3 district better matches the intent of the underlying land use designation as well as the purpose of the city-initiated Land Use Plan Amendment and Comprehensive Plan.

This Zone Change furthers the following priorities set forth by the Comprehensive Plan:

#### Expand Housing Diversity

The site is proposed to be for development of medium density residential housing. General occupancy rental housing is compatible with the medium density residential district and would help expand housing options within this area of the city.

#### Integration of Transit and Land Use

Valleyhigh Rd NW is included in the future extension of the Primary Transit Network. Those uses surrounding this area should be guided for mixed use and higher density residential that facilitates transit-oriented development along this corridor.

## ZONE CHANGE MAP AMENDMENT REVIEW

Under the provisions of Section 60.500.40E of the Unified Development Code, the Planning Commission shall recommend for approval and the Council shall approve an application requesting an amendment to the zoning map if the amendment satisfies the following criteria (staff suggested findings are in **bold**):

### 60.500.040E.4 Criteria for Rezoning Approval

1. The amendment must satisfy all of the following criteria:

- a. The permitted uses allowed within the proposed zoning district will be appropriate on the subject property and compatible with adjacent properties and the neighborhood; and

**The permitted uses allowed in the proposed R-3 medium density residential district are appropriate for the subject property and are compatible with the surrounding land uses and future vision for the Primary Transit Network.**

- b. The proposed amendment does not involve spot zoning.

**Per the League of Minnesota Cities, spot zoning is characterized by the rezoning of a small parcel of land that:**

- **Has no supporting rational basis that relates to promoting public welfare; or**
- **Establishes a use classification inconsistent with surrounding uses and creates an island of nonconforming use within a larger zoned district; or**
- **Dramatically reduces the value for uses specified in the zoning ordinance of either the rezoned plot or abutting property.**

**Based on the above definition, this zone change cannot be classified as spot zoning.**

- 2. In addition to the requirements in Section 60.500.040E.4.a.1, the amendment must satisfy at least one of the following criteria:
  - a. The area, as presently zoned, is inconsistent with the policies and goals of the Comprehensive Plan;

**The city initiated Land Use Plan Amendment guides this property for medium density residential style development. The property is currently zoned R-1 Mixed Single-Family. This zoning district isn't the best match for the underlying land use and future vision of the Valleyhigh Rd NW corridor of the Primary Transit Network.**

- b. The area was originally zoned erroneously due to a technical or administrative error;
- c. While both the present and proposed zoning districts are consistent with the Comprehensive Plan, the proposed district better aligns with the policies and goals of the Comprehensive Plan or other adopted City plans or policies, as determined by City Council;
- d. The area has changed or is changing to such a degree that it is in the public interest to rezone to encourage development or redevelopment of

the area consistent with the policies and goals of the Comprehensive Plan; or

**The area was included in a city-initiated Land Use Plan Amendment to redesignate the area to better align with the City's Primary Transit Network and to prepare for future sewer expansion projects. It is the Development Review Team's position that this area is better guided for mixed-use transit oriented and higher density residential along Valleyhigh Rd NW.**

- e. The area includes lands identified as Decorah Edge and the amendment would provide for beneficial development that maintains typical urban density while preserving habitat and protecting processes that maintain groundwater and quantity.
- f. The area includes lands identified on adopted City plans as an important natural or historic resource, and the amendment would provide for beneficial development that would protect those resources.

#### STAFF RECOMMENDATION

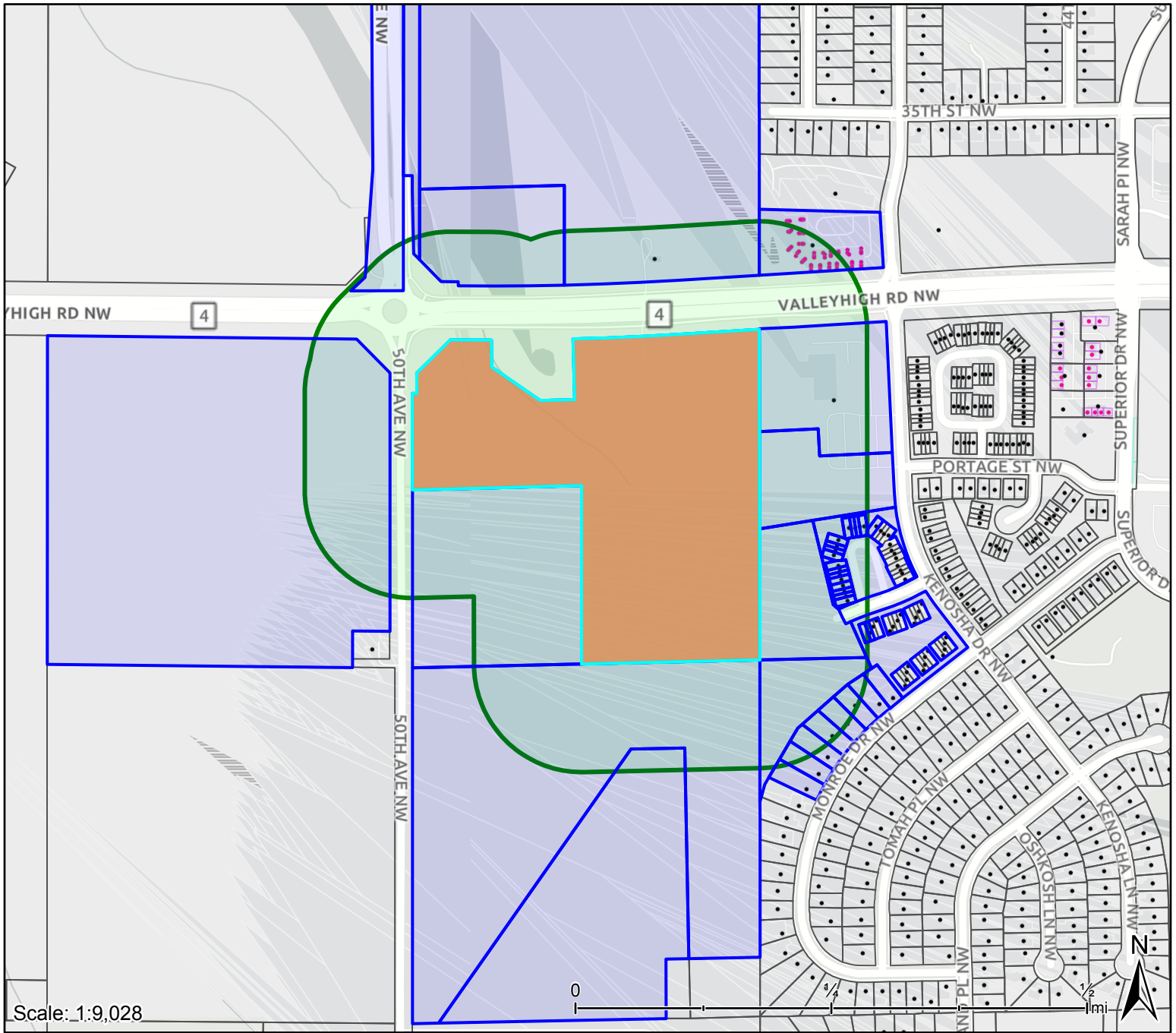
This request was reviewed in accordance with the provisions of Section 60.500.40E.4 for Zone Change Map Amendment. The Development Review Team recommends **approval** of the zone change, as outlined in the Commission & Council Summary above.

#### ATTACHMENTS

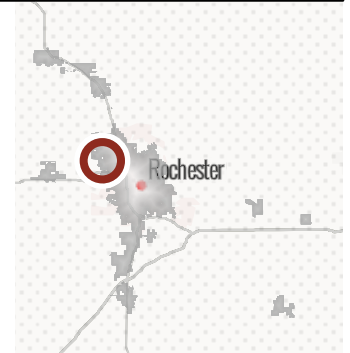
1. Notification Map
2. Site Location Map
3. Zone Change Map Amendment and Massing Exhibit
4. UDC Use Regulations Table
5. Applicant Narrative
6. Referral Comments

# CD2023-004ZC Volunteers of America National Services

4/17/2023 Olmsted County Geographic Information Systems






Zone Change #CD2023-004ZC, by Volunteers of America National Services, to change the Zoning District designation of an approximately 24.8-acre site from R-1 Mixed Single-Family to R-3 Medium Density Residential. The property is located at the southeast corner of the intersection of Valleyhigh Rd. NW and 50th Ave. NW.  
Ward 3 400' Notification Area



OLMSTED COUNTY  
MINNESOTA

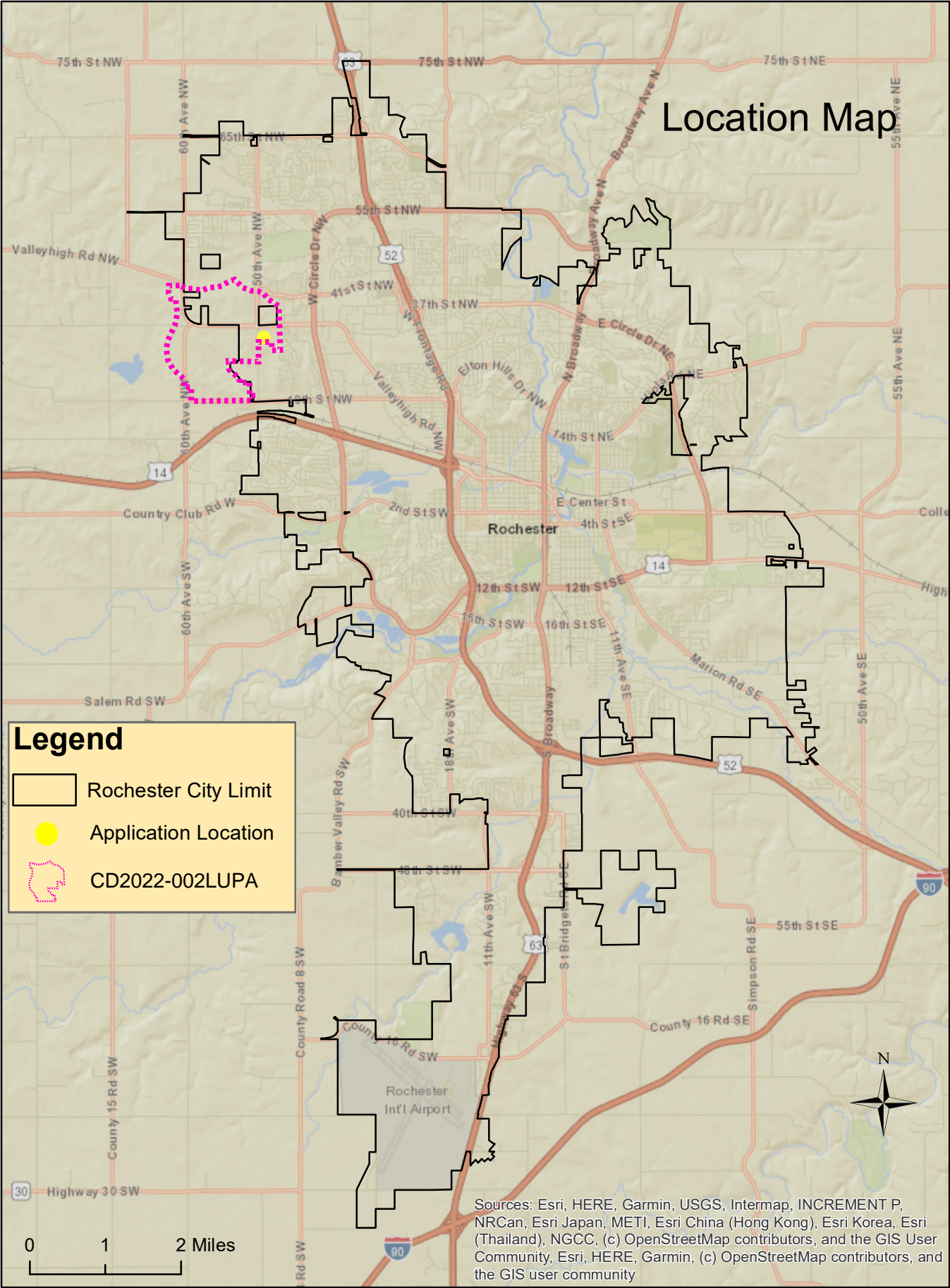
# Location Map

**Legend**

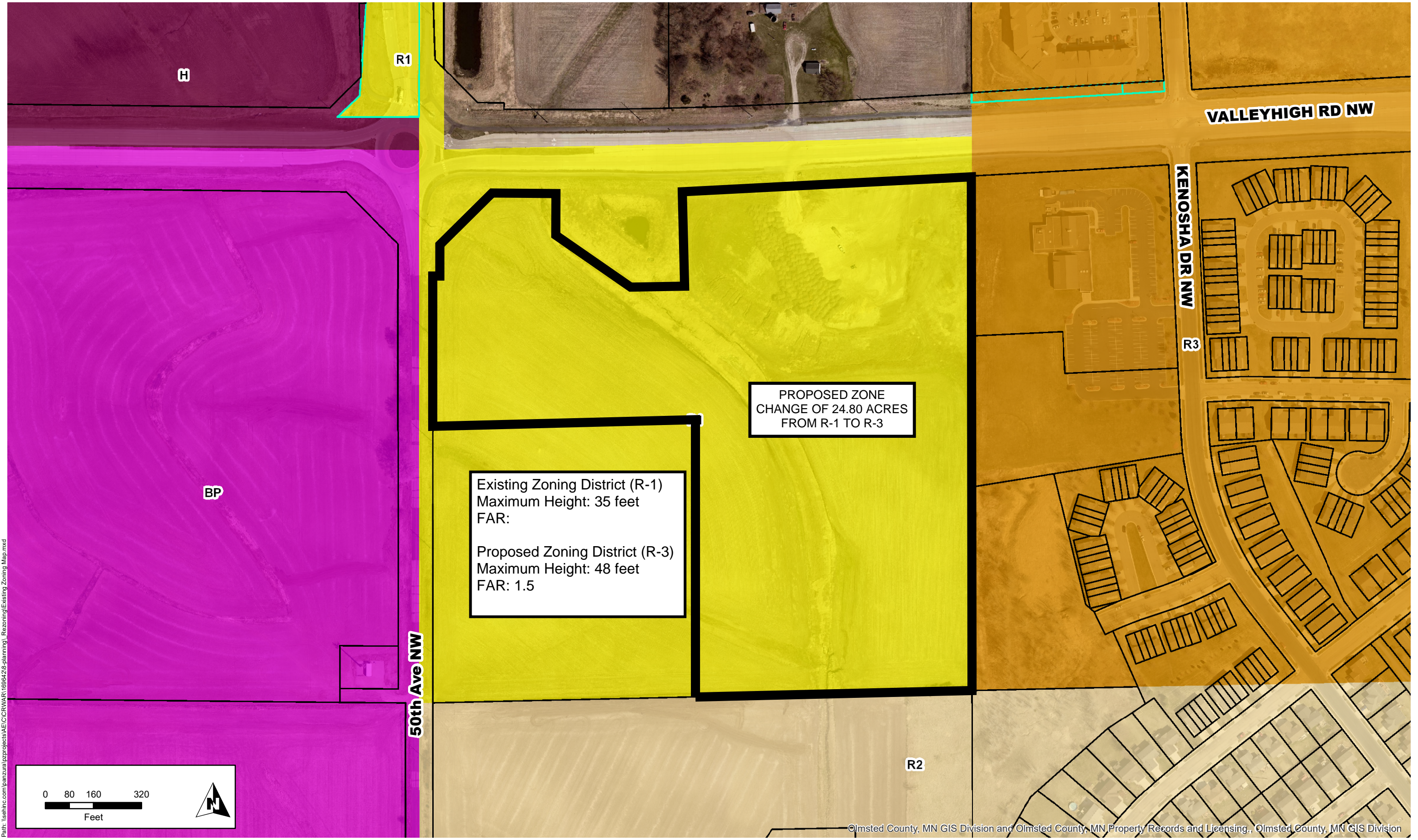
-  Rochester City Limit
-  Application Location
-  CD2022-002LUPA

0 1 2 Miles

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community







Path: \\sehic.com\panzura\p\projects\AIE\CRWAR\16964\28-planning\1\_Rezoning\Existing Zoning Map.mxd

**Chapter 60.300: Use Regulations**

Section 60.300.010 Introduction

Section 60.300.010D: Relation to Local, State, or Federal Laws

2. All uses required by any local, state, or federal government to have an approval, license, or permit to operate are required to have that local, state, or federal approval, license, or permit at the time the use is established.

**3. Allowed Uses Table**

<b>Table 300.01-1 Allowed Uses Table</b>																				
S = Staff approval; P = Planning Commission approval; C = City Council approval; V = vacant use; I = interim use; A = accessory use; T = temporary permit; Blank cell = prohibited; Uses with an * = use-specific standards apply																				
Zoning districts and subdistricts (where applicable)	Residential and Agricultural					Mixed Use										Non-Residential			Use-Specific Standards	
	AG	R-1	R-2	R-2x	R-3	R-4	MX-N	MX-S	MX-C	MX-G	MX-I	Corridor	Node	Village	Fringe	Medial	Business	BP		LI
<b>Residential Uses</b>																				
<b>Household Living</b>																				
Dwelling, Single-Family Detached	S	S	S	S																
Dwelling, Twin-Home			S	S	S	S	S													
Dwelling, Attached			S	S	S	S	S	S			S	S	S	S	S	S				
Dwelling, Duplex, Same Lot			S	S	S	S	S			S	S									
Dwelling, Triplex			S	S	S	S	S			S	S									
Dwelling, Fourplex			S	S	S	S	S			S	S									
Dwelling, Multifamily			S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*				Section 60.300.020B.3
Dwelling, Live/Work			S	S	S	S	S	S		S	S	S	S	S						
Dwelling, Cottage Development			S*	S*	S*	S*	S	S			S	S	S							Section 60.300.020B.2
Manufactured Home Park			P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*				Section 60.300.020B.4
<b>Group Living</b>																				
Congregate Housing			S	S	S	S	S	S	S	S	S	S	S	S	S	S				Section 60.300.020B.1
Dormitory															P	P	P			Section 60.300.020B.1
Medical Stay Dwelling Unit			S	S	S	S	S	S	S	S	S	S	S							
Nursing Home			P*	P*	P	S*	S*	P	S	S	S	S	S	S	S	S				Section 60.300.020B.5

**Chapter 60.300: Use Regulations**

Section 60.300.010 Introduction

Section 60.300.010D: Relation to Local, State, or Federal Laws

**Table 300.01-1 Allowed Uses Table**

S = Staff approval; P = Planning Commission approval; C = City Council approval; V = vacant use; I = interim use; A = accessory use; T = temporary permit; Blank cell = prohibited; Uses with an \* = use-specific standards apply

Zoning districts and subdistricts (where applicable)	Residential and Agricultural						Mixed Use										Non-Residential			Use-Specific Standards		
	AG	R-1	R-2	R-2x	R-3	R-4	MX-N	MX-S	MX-C	MX-G	MX-I	Corridor	Node	Village	Fringe	Medial	Business	BP	LI		SI	
Offender Transitional Housing		C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*			Section 60.300.020B.6
Residential Care Facility		S/ P*	S/ P*	S/ P*	S/ P*	S/ P*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*					Section 60.300.020B.7
<b>Public, Institutional, and Civic Uses</b>																						
Art Gallery, Museum, and Library	P	P	P	P	S	S	S	S	S	S	S	S	S	S	S	S	S					
Cemetery	P*	P*	P*	P*	P*	P*																Section 60.300.020C.1
College or University						P		P	P	P	P	P	P	P	P	P	P					
Community Center	P*	P*	P*	P*	P*	P*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*					Section 60.300.020C.2
Community Garden	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*					Section 60.300.020C.3
Correctional Facility											C							C	C	C		
Day Care Facility	S/ P	S/ P*	S/ P*	S/ P*	S/ P*	S/ P*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	P*	P*	P*	Section 60.300.020C.4
Emergency Service	P*	P*	P*	P*	P*	P*	P*	P*	S*	S*	S*	P*	P*	P*	P*	P*	P*	S*	S*	S*		Section 60.300.020C.5
Funeral Home		P	P	P	S*	S*	S	S	S	S	S									S		Section 60.300.020C.6
Medical Facility		P*	P*	P*	P*	P*	S*	S	S	S	S	S	S	S	S	S	S					Section 60.300.020C.7
Place of Worship	S	S	S	S	S	S	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*					Section 60.300.020C.8
Public Park	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	
School	S*	S*	S*	S*	S*	S*	P*	P*	P*	P*	P*	P*			P*							Section 60.300.020C.9
Social Services	P	P*	P*	P*	P*	P*	S*	S	S	S	S	S	S	S	S	S	S					Section 60.300.020C.10

**Chapter 60.300: Use Regulations**

Section 60.300.010 Introduction

Section 60.300.010D: Relation to Local, State, or Federal Laws

<b>Table 300.01-1 Allowed Uses Table</b>																						
S = Staff approval; P = Planning Commission approval; C = City Council approval; V = vacant use; I = interim use; A = accessory use; T = temporary permit; Blank cell = prohibited; Uses with an * = use-specific standards apply																						
Zoning districts and subdistricts (where applicable)	Residential and Agricultural					Mixed Use										Non-Residential			Use-Specific Standards			
	AG	R-1	R-2	R-2x	R-3	R-4	MX-N	MX-S	MX-C	MX-G	MX-I	Corridor	Node	Village	Fringe	Medial	Business	BP		LI	SI	
Specialized Education						S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		
<b>Commercial Uses</b>																						
<b>Agricultural and Animal Uses</b>																						
Agriculture Production	S	P*	P*	*																S	S	Section 60.300.020D.2
Agriculture Retail	S					S			P											S	S	
Veterinary and Animal Services	S*			S	S	S	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	Section 60.300.020D.27
<b>Entertainment and Recreation</b>																						
Adult Entertainment									S*		S*	S*	S*	S*	S*		S*		S*			Section 60.300.020D.1
Auditorium or Civic Center	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					
Campgrounds or RV Park	P*								P*													Section 60.300.020D.8
Indoor Entertainment or Recreation				P*	P*	S*	S*	S	S	S	S	S	S	S	S		S	S	S	S	S	Section 60.300.020D.12
Indoor Gun Range									C*										C*	C*		Section 60.300.020D.13
Outdoor Entertainment or Recreation					P*		P*	S*	S*	P*	P								S*			Section 60.300.020D.18
<b>Food, Beverage, and Lodging</b>																						
Bar or Tavern						P*	S	S	S*	S	S	S	S	S*	S	S	S	P	P*			Section 60.300.020D.5
Bed and Breakfast			P*	P*	P*	P*	S	S	S	S	S											Section 60.300.020D.6
Fast Food Restaurant					P*	P*	S*	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Section 60.300.020D.9
Hotel or Motel							S	S	S	S	S	S	S	S	S	S			P			

**Chapter 60.300: Use Regulations**

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Zoning districts and subdistricts (where applicable)	Residential and Agricultural					Mixed Use										Non-Residential		Use-Specific Standards			
	AG	R-1	R-2	R-2x	R-3	R-4	MX-N	MX-S	MX-C	MX-G	MX-I	Corridor	Node	Village	Fringe	Medial	Business		BP	LI	SI
Neighborhood Food and Service			P	S	S	S	S*	S*	S	S	S	S	S	S	S	S	S				Section 60.300.020D.16
Standard Restaurant						P*	S	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S	S*	S*	Section 60.300.020D.22
<b>Office, Business, and Professional Services</b>																					
Art Studio and Workshop				V	S	S	S	S	S	S	S	S	S	S	S	S	S				Section 60.300.020D.4
Business or Personal Service			S*	S*	S*	S*	S*	S	S*	S*	S	S	S	S	S	S	S	S	S		Section 60.300.020D.7
Construction Office									P*										S*	S*	Section 60.300.020D.9
Financial Institution						S	S	S	S	S	S	S	S	S	S	S	S	S	S		
Office				S	P*	S*	S*	S	S	S	S	S	S	S	S	S	S	S	S		Section 60.300.020D.17
Research and Testing								P	S	S	S	S	S	P*	S	P	S	S	S		Section 60.300.020D.21
<b>Retail Sales</b>																					
Retail, Neighborhood			S	V	S	S*	S*	S	S	S	S	S	S	S	S	S	S				Section 60.300.020D.23
Retail, Small			P*	P*	S*		S*	S	S	S	S	S	S	S	S	S		S			Section 60.300.020D.24
Retail, Medium							P	S*	S	S	S	S	S	S		S		S			Section 60.300.020D.25
Retail, Large							P	S*	P*	S*	S*	S*	S*		S*	P	S*				Section 60.300.020D.26
<b>Vehicles and Transportation</b>																					
Air Transportation									C*	C*									P*	P*	Section 60.300.020D.3
Automotive Center							P	P	S					S			S	S	S		
Automotive Repair Services, Major							P	S									P	S	S		

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	AG	R-1	R-2	R-2x	R-3	R-4	MX-N	MX-S	MX-C	MX-G	MX-I	MX-T			MX-D				BP	LI	SI				
												Corridor	Node	Village	Fringe	Medial	Business								
Fueling Station								P*	S*	S*									S	S*	S*	Section 60.300.020D.11			
Motor Freight and Warehousing									P	S*	P									P	S*	S*	Section 60.300.020D.14		
Motor Vehicle Sales, Leasing or Storage									S	S*										S*	S*	S	Section 60.300.020D.15		
Parking Garage					A*	A*				A*	S*	C*	C*	C*	C*	C*	C*	A*	A*	A*				Section 60.300.020D.19	
Parking Lot	A	A*	A*	A*	A*	A*	A*	A*	A*	S	S	S	C*	C*	C*	I	I	I	S	S	S				Section 60.300.020D.20
Public Transportation Dispatch Facility										S	P	P	P	S			P	P	S	S	S				
Railroad Transportation																					S				
<b>Industrial Uses</b>																									
<b>Manufacturing, Processing, and Commercial Services</b>																									
Artisan Manufacturing							S	S	S	S	P	S	S	S	S	S	S								
Heavy Commercial Services									S	S	P								P	S	S				
Heavy Industry																					S*				Section 60.300.020E.1
Light Industry										P									S	S	S				
Recycling Transfer Facility									S	S	S								P	S	S				
Repair and Maintenance Shop				P*		S*	S*	S*	S*	S*	S*	S*	S*						S	S	S				Section 60.300.020E.4
<b>Storage and, Distribution, and Wholesaling</b>																									
Junkyard																					C*				Section 60.300.020E.2

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Self Service Storage Facility								P*	S*	S								P*	S*	S	Section 60.300.020E.6	
Wholesale Facility								S*	S*	P								S*	S*	S*	Section 60.300.020E.7	
<b>Resource and Extraction</b>																						
Landfill																				C		
Quarry	C*																		C*	C*	Section 60.300.020E.3	
Sand or Gravel Excavation	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	C*	C*	C*	Section 60.300.020E.5	
<b>Utility, Communication, and Energy Uses</b>																						
Commercial Wireless Telecommunication Service (CWTS)																					Section 60.300.020F.1	
Co-Located on Existing Structure	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*		
Freestanding	P*						P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		
Stealth on Existing Structure	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*		
Communications Tower								P	P	P	P	P	P	P	S	P	P	S	S	S		
Geothermal Energy System	P	A*	A*	A*	A*	A*	A	A	A	A	A	A	A	A	A	A	A	A	A	P	P	
Solar Collector, Ground- or Building-Mounted	P*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	P*	P*	P*	Section 60.300.020F.2
Utility, Major	C*						C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	Section 60.300.020F.3	
Utility, Minor	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		

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Zoning districts and subdistricts (where applicable)	Residential and Agricultural					Mixed Use										Non-Residential			Use-Specific Standards		
	AG	R-1	R-2	R-2x	R-3	R-4	MX-N	MX-S	MX-C	MX-G	MX-I	Corridor	Node	Village	Fringe	Medial	Business	BP		LI	SI
Wind Energy Conversion System (WECS), Ground- or Building-Mounted	P*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	P*	P*	P*	Section 60.300.020F.3
<b>Accessory Uses and Structures</b>																				Section 60.300.020G.1	
Accessory Dwelling Unit	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*				Section 60.300.020G.5
Animal Husbandry	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*				Section 60.300.020G.6
Billboard									A*											A*	Section 60.300.020G.7
Drive-in Facility							A*	A*	A*	A*	A*	A*	A*					A*	A*	A*	Section 60.300.020G.8
Electric Vehicle Charging Station	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Fuel Tank	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	Section 60.300.020G.9
Garage	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*				Section 60.300.020G.10
Greenhouse	A	A*	A*	A*	A*	A*	A	A	A	A								A	A	A	Section 60.300.020G.11
Home Occupation	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*				Section 60.300.020G.12
Outdoor Eating Area				A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*			Section 60.300.020G.13
Recreational Vehicle Parking	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*								A*	A*	A*	Section 60.300.020G.14
Recycling Drop Box					A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	Section 60.300.020G.15
Related Service Facility	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	Section 60.300.020G.16



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Residence for Caretaker or Security Guard									A*	A*								A*	A*	A*	Section 60.300.020G.17
Residential Management or Sales Office		A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*				Section 60.300.020G.18
Swimming Pool or Tennis Court	A	A*	A*	A*	A*	A*	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Section 60.300.020G.19
Urban Agriculture	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Section 60.300.020G.20
<b>Temporary Uses</b>																					
Carnival or Festival	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	Section 60.300.020H.1
Contractor's Office and Yard	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	Section 60.300.020H.2
Food Truck	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	Section 60.300.020H.3
Garage Sale	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	Section 60.300.020H.4
Seasonal Sales	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	Section 60.300.020H.5
Storage Container	T*	T*	T*	T*	T*	T*	T*	T*	A*	A*							A*	A*	A*	Section 60.300.020H.6	



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## **VOA Site Southeast Quadrant of Valleyhigh Road NW & 50<sup>th</sup> Ave NW April 12, 2023 Rezoning Proposal R-3 Medium Density Residential Use**

### **Overview**

The Volunteers of America National Services (VOANS) purchased the approximate 24.8-acre property at southeast quadrant of Valleyhigh Road NW & 50<sup>th</sup> Ave NW in 2023 and is proposing to rezone the property from Mixed Single-Family (R-1) to Medium Density Residential (R-3). The property currently exists as agricultural land and has a land use designation of Medium Density Residential.

### **The Volunteers of America National Services**

VOANS, founded in 1896, is a non-profit, human services organization servicing over 1.5 million people a year in 46 states, the District of Columbia, and Puerto Rico. They serve a wide variety of clients facing challenges due to income, age, physical or mental disability, with a special focus on seniors. The dramatic projected increase in the number of older adults in the United States who are living longer with fewer resources, coupled with the emergence of managed healthcare, has created a demand for providers that can efficiently and skillfully integrate affordable housing, healthcare and other supportive services. VOANS is one of the few organizations with a proven track record in both serviced enriched affordable housing and senior care.

Currently, the VOA operates the approximately 35-acre campus located in the NW quadrant of the intersection of 18<sup>th</sup> Ave NW and 55<sup>th</sup> St NW named “The Homestead”. At that location, they have been providing a variety of levels of senior care from active living to memory care for almost 15 years.

### **Property Outlook**

The developer is looking to rezone the property to R-3 to allow for multifamily construction on the property. The VOANS has a strong desire to construct multifamily housing to service active senior and potential workforce housing as well. The first phase is currently in the planning stage and would likely consist of 2 – 100-unit multifamily buildings and a clubhouse amenity. The first 100-unit building would serve active seniors. The second building would either serve as an active senior facility or as workforce housing. The remainder of the property is still very early in the planning stages.

### **Action Items**

The VOA attended a pre-development meeting for the proposed rezoning on February 2, 2023, and a Neighborhood Information Meeting on April 10, 2023. With the submission of this application, the VOA and design team members from SEH, Inc and CRW Architecture plan to attend the May 10, 2023 Planning Commission meeting and the June 5, 2023 City Council Meeting pertaining to the requested rezone.

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 717 Third Avenue SE, Suite 101, Rochester, MN 55904-7373

507.288.6464 | 888.908.8166 fax | [sehinc.com](http://sehinc.com)

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See below for responses to the applicable sections of the Cascade Township Zoning Ordinance:

**Criteria for Rezoning Approval**

*From the Unified Development Code (UDC)*

*Section 60.500.040E.4 - Criteria for Rezoning Approval:*

**a) General**

*If the application is for any amendment to the zoning map other than an amendment of FPO district boundaries or the boundaries of Flood Fringe (FF), Floodway (FW), or Flood Prone (FP) subdistricts within the FPO district, the Planning Commission shall recommend for approval, and the City Council may approve a rezoning request if determines that the following criteria are met:*

- 1) *The amendment must satisfy all of the following criteria:*
  - a) *The permitted uses allowed within the proposed zoning district will be appropriate on the subject property and compatible with adjacent properties and the neighborhood.*
    - *The current land use as defined by the City of Rochester's comprehensive plan is medium density residential. The uses proposed within the R-3 zoning would be appropriate for this type of land use.*
  - b) *The proposed amendment does not involve spot zoning.*
    - *The proposed amendment does not involve spot zoning as the property adjacent to the east is zoned R-3.*
- 2) *In addition to the requirements in Section 60.500.040E.4.a.1), the amendment must satisfy at least one of the following criteria:*
  - a) *The area, as presently zoned, is inconsistent with the policies and goals of the Comprehensive Plan.*
    - *The area currently zoned R-1 is consistent with the polices and goals of the Comprehensive Plan. However, the land use is currently designated as Medium Density Residential. According to page 168 of Planning to Succeed: Rochester's Comprehensive Plan Update, this land use is designated for developments ranging in density from 20-40 units per acre. The R-1 zoning designation does not allow for land uses of this density. The R-3 zoning district would allow for multifamily housing and better fit the proposed density designated in the comprehensive plan.*
  - b) *The area was originally zoned erroneously due to a technical or administrative error.*
    - *To our knowledge, the zoning of this property was originally zoned R-1 and was not zoned erroneously due to a technical or administrative error. However, updates the City of Rochester's land use plan have since allowed for an intensive land use.*
  - c) *While both the present and proposed zoning districts are consistent with the Comprehensive Plan, the proposed district better aligns with the policies and goals of the Comprehensive Plan or other adopted City plans or policies, as determined by City Council;*
    - *Referring to Page 168 of the Comprehensive Plan, the development of medium density residential areas generally range be 20 to 40 units per acre. Rezoning from R-1 to R-3 will better allow the comprehensive plan density goals to be achieved in the form of apartments/townhome/multi-family buildings rather than single-family homes. Per Section 60.200.0630B of the UDC, the R-1 zoning district is intended to maintain and promote areas of low residential density where the emphasis is generally on the development of single-family dwellings of various styles. Per Section 60.200.030E of the UDC, the R-3 zoning district is appropriate for medium-density areas.*
  - d) *The area has changed or is changing to such a degree that it is in the public interest to rezone to encourage development or redevelopment of the area consistent with the policies and goals of the Comprehensive Plan;*

- According to the Comprehensive Housing Needs Analysis for Olmsted County, Minnesota, conducted by Maxfield Research & Consulting, Olmsted County needs 5,000 rental units and 5,400 senior housing units by 2030. Constructing multifamily housing utilizing R-3 zoning rather than single-family homes will better utilize the medium density land use and assist in providing the housing needed according to the study.
- e) *The area includes lands identified as Decorah Edge and the amendment would provide for beneficial development that maintains typical urban density while preserving habitat and protecting processes that maintain groundwater quality and quantity.*
  - Per the Olmsted County GIS Web App and per information provided by Olmsted County at the Pre-Development Meeting, Decorah Edge is not present on the property.
- f) *The area includes lands identified on adopted City plans as an important natural or historic resource, and the amendment would provide for beneficial development that would protect those resources.*
  - This property is not a historic resource and is not located within the Heritage Preservation Overlay District.
  - The property likely contains wetlands through the drainage that runs through the site. The developer intends to avoid and protect the wetlands as feasibly possible for the development of this property.

**b) Amendment of FPO District Boundaries or Internal Designations**

*If the application is for an amendment of FPO district boundaries or the boundaries of Flood Fringe (FF), Floodway (FW), or Flood Prone (FP) subdistricts within the FPO district, the following criteria shall apply instead of those in Subsection a above. The floodplain designation shall not be revised or removed from floodplain areas unless:*

- Per data provided by Olmsted County, MN GIS Web App, this is not applicable as the aforementioned property is not in a FPO district boundary, boundary of FF, FW, or FP subdistrict within the FPO district.

Sincerely,



Connor R. Burke, PE  
SHORT ELLIOTT HENDRICKSON, INC.

C/o: Jon Clevenger

CC: Alex Berlick  
Teresa McCormack

# Agency Review Comments

Application No: CD2023-004ZC

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5/1/2023 **County Environmental Resources**

4/27/2023 **County Long Range Planning**

Property is located in Zone D of the FEMA mapped Floodplain, this is an area of unknown risk and a lender may require flood insurance. There are no known flood impacts on the property except there are floodplain soils located around the drainage ditch that runs through the middle of the property. The proposed buildings are not located within the floodplain soils.  
See attached comment in Accela software.

5/4/2023 **County Property Records**

Agency did not submit comments. Closed By Script

4/28/2023 **County Public Works**

Provide information on how the rest of the property will gain access from the public roadway system.

5/4/2023 **DNR**

Agency did not submit comments. Closed By Script

4/18/2023 **LGU**

A wetland delineation is on file for this property (R2015-007WET). However, it has expired and must be re-evaluated and a new delineation submitted.

4/28/2023 **Public Works Review**

See attached comment in Accela software.

TO: Community Development  
4001 West River Parkway NW, Suite 100  
Rochester, MN 55901-7090

FROM: Mark E. Baker

RE: Volunteers of America National Services Zone Change  
(PIN 73018)

DATE: 4/28/23

Rochester Public Works has reviewed application CD2023-0034C by Volunteers of America National Services to change the designation of 24.8 acres of land from R-1 to R-3 Residential. The following are Public Works' comments for this application:

1. The City has approved City Project J7773 to provide trunk sanitary sewer that will serve this site and allow for full development of the site. Project J7773 will begin in May 2023, and is expected to be substantially complete by the end of 2023. The property owner is required to provide the necessary permanent and temporary easements needed to complete Project J7773 to serve Owner's property.

Sent to Planning Department via Accela only.

---

**From:** Schnell, Tracy (DOT) <tracy.schnell@state.mn.us>  
**Sent:** Monday, May 1, 2023 10:38 AM  
**To:** Community Development Department  
**Cc:** Wayne, Kurt (DOT); Schnell, Tracy (DOT)  
**Subject:** Development Application CD2023-004ZC

[EXTERNAL SENDER]: Do not open links/attachments if uncertain about the sender and never give out your user id and password.

*This proposal appears to have no significant impact on MnDOT roadways and is acceptable to MnDOT.*

- Application Number: CD2023-004ZC
- Description: Zone Change #CD2023-004ZC, by Volunteers of America National Services, to change the Zoning District designation of an approximately 24.8-acre site from R-1 Mixed Single-Family to R-3 Medium Density Residential. The property is located at the southeast corner of the intersection of Valleyhigh Rd. NW and 50th Ave. NW.

Thanks,

**Tracy Schnell**

Senior Planner | District 6

**Minnesota Department of Transportation**

2900 48<sup>th</sup> Street NW  
Rochester, MN 55901

**C: 507-259-3852**

[mndot.gov/](http://mndot.gov/)

 **DEPARTMENT OF  
TRANSPORTATION**





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## MINUTES

### Volunteers of America Site - Neighborhood Information Meeting

April 10, 2023

6:00 PM

Berean Community Church - 3157 Kenosha Dr NW, Rochester, MN 55901

Also Virtual via MS Teams

The Community Development Director provided mailed postcard notices of the NIM and meeting information was made available on the City's website.

#### Presenters:

Jon Clevenger – VOA  
Teresa McCormack - CRW

#### Attendees:

Alex Berlick – SEH  
Connor Burke – SEH  
In-Person – 2 Individuals  
Via Teams – 0 Individuals

#### Questions:

- Will there be a pond?
  - Yes, there will be a pond for stormwater.
- What is the timeline for start of construction?
  - The plan is to have rezone approved in June.
  - Fall 2024 would be earliest construction date for Phase 1.
  - Phase 2 would follow completion of Phase 1.
- What do you know about the proposed sanitary sewer extension?
  - The City is currently in discussions on where and when the extension will take place.
- How long will construction last?
  - 12 to 14 months per building. The timeline largely depends on site grading activities.
- Is there anything additional on the property planned other than senior housing?
  - Nothing further planned as of now.

SEH believes that this document accurately reflects the business transacted during the meeting. If you have any further questions regarding the meeting please contact Connor Burke with SEH at [cburke@sehinc.com](mailto:cburke@sehinc.com) or by phone at 507.316.6628.



# MEETING SIGN IN SHEET

Meeting Title: VOA Site Neighborhood Information Meeting

Organizer: SEH, CRW, VOA

Location: Berean Church

Date:

April 10, 2023

Time:

5:30 PM

Name of Attendee	Address	Phone Number	Email
Harry Beckman			
Mike Kuhl			



## **REQUEST FOR ACTION**

**Land Use Plan Amendment No. CD2023-002CPA by  
City of Rochester**

**MEETING DATE:**

**May 10, 2023**

**ORIGINATING DEPT:**

**Community Development**

**AGENDA SECTION:**

**Public Hearings**

**PRESENTER:**

**Desmond McGeough**

### **Action Requested:**

Recommending approval of Land Use Plan Amendment No. CD2023-002CPA, by the City of Rochester, to amend the Land Use Map classification on a 120-acre site, located at the northeast corner of 55th St NW and 18th Ave NW, from Low-Density Residential to 20 acres of Medium-Density Residential and 23.76 acres of Commercial and Business Development.

### **Report Narrative:**

The City of Rochester initiated a Land Use Map Amendment to change the Comprehensive Land Use Map designation on a 120-acre site from Low-Density Residential, to Medium-Density Residential and Commercial Land Use.

The Community Development Team recommends the addition of 20 acres of Medium Density Residential Land and 23.76 acres of Commercial Land to the City's Comprehensive Plan Land Use Map. The remaining land is recommended to maintain the Low-Density Residential Land Use classification. This is approximately 48 acres less Medium Density Residential Land than requested by the property owner.

On February 6, 2023, City Council voted 4-3 to direct the Community Development Team to analyze the 120-acre site for Medium Density Residential and Commercial Land Uses. During the review of the site, the Community Development Team analyzed the City's Comprehensive Plan, the 2020 Maxfield Housing Study, multi-family development projects since 2020, projects in the development "pipeline", and the existing vacant land inventory that would permit multi-family development (appropriately zoned land with access to city utilities and infrastructure). The result of the Community Development review is that the City is not lacking vacant land inventory to meet the City's 2023 multi-family/senior housing unit goal by 2030, as identified in the Maxfield Study. It is recommended that a large-scale amendment to the Land Use Map (68 acres) will negatively affect the City's Land Use and Transportation Framework by hindering opportunities to establish needed densities along the Primary Transit Network (PTN) corridors in a timely manner by drawing potential medium density residential development away from the PTN.

Community Development does support a small-scale Land Use Plan Amendment to add 20 acres of Medium Density Residential land inventory to the City. A small-scale amendment is not anticipated to have the same negative impacts on the City's Primary Transit Network corridors as a large-scale amendment. In addition, the site is near existing low-density and medium-density residential developments and has access to regional transportation facilities and city utilities. The subject

amendment will also expand housing diversity in this part of the City, providing additional opportunities for senior and general occupancy multi-family housing.

**Priorities & Foundational Principles:**

Economic Vibrancy & Growth Management

**Policy Considerations & DEI Impact:**

This Land Use Plan Map Amendment achieves the Comprehensive Plan Core Principles of emphasizing fiscal sustainability and expanding housing diversity.

**Fiscal & Resource Impact:**

All development costs will be the responsibility of future development projects and will be outlined in a development agreement and/or City-owner contract.

**Prepared By:**

Desmond McGeough

**Attachments:**

[CD Memo - CD2023-002CPA](#)

[Notification Map - CD2023-002CPA](#)

[Location Map - CD2023-002CPA](#)

[CD Land Use Plan Exhibit - - CD2023-002CPA](#)

[CD Demand & Land Use Inventory Assessment - CD2023-002CPA](#)

[Owner Land Use Exhibit - CD2023-002CPA](#)

[Owner Narrative-Market Study - CD2023-002CPA](#)

[Review Comments - CD2023-002CPA](#)

[Public Comments - CD2023-002CPA](#)

**ROCHESTER PLANNING COMMISSION**

May 10, 2023

- Prepared by:** Rochester Community Development
- Request:** City Initiated Land Use Plan Amendment to review Medium Density Residential Land Use and Commercial Land Use on an 120-acre acre site.
- Ownership Request to amend 120 acres of the City's Land Use Map from *Low-Density Residential*, to 68 acres of *Medium Density Residential* and 24 acres of *Commercial and Business* Land Use.
- Location:** The subject site is located at the northeast corner of 55th Street NW and 18th Avenue NW (PIN #084739, 084738, 057185, 057182)
- Property Owners:** Danielson Family Farms
- Applicant:** City of Rochester

**COMMISSION AND COUNCIL SUMMARY**

**Application Type:** Land Use Map–Comprehensive Plan Amendment (CPA)

**What is Considered:** Under a City Initiated Land Use Plan Amendment (any Amendment over 10-acres in size) the Development Review Team reviews a site for conformance with the Comprehensive Plan.

The P2S Comprehensive Plan, Section 4, provides the applicable criteria to be considered by the Commission and Council when evaluating a land use amendment. Consideration shall be provided to issues such as whether a proposed change addresses an unanticipated shortages of a particular land use, Land Use and Transportation Integration strategies, utility and transit infrastructure costs of the potential change, urban development suitability of the property when considering natural features and constraints, and impact to the existing land supply under the current designation.

Site development considerations such as architecture, site layout, building orientation, site landscaping, open space, site parking, screening and the aesthetic character are not criteria considered in review of a Land Use Plan Amendment application.

**Development Review Team Recommendation:** Approval of 20 acres of *Medium Density Residential* Land Use and 23.76 acres of *Commercial* Land Use.

The Development Review Team supports amending the City's Land Use Map to add 20-acres of *Medium Density Residential* and 23.76-acres of *Commercial* Land Use to the City's existing inventory. It is recommended that the remaining 72 acres located within the review area maintain the *Low-Density Residential* Land Use.

	<b>Community Development Recommendation</b>	<b>Ownership Request</b>	<b>Existing</b>
<b>Medium Density Residential</b>	20 acres	68 acres	-
<b>Commercial</b>	24acres	24 acres	-
<b>Low-Density Residential</b>	72acres	28 acres	120 acres
<b>Total</b>	120 acres	120 acres	120 acres

The Community Development recommendation is based on the following:

#### Current Demand

The Amendment provides opportunity for 20 additional acres of senior housing, which is presently needed in the City. Adding more than twenty acres of Medium-Density Residential Land Use may negatively impact the City's investment in the Primary Transit Network, including LINK, and the 2022 City Initiated Land Use Plan Amendment that included 116 acres of Medium Density Residential Land Use to facilitate the 6G Mod Sewer Expansion Project.

#### Amendment size

A 44-acre change to the overall City land use composition for LDR classified property not a substantial change. Staff believes a change to 20 acres of property to MDR and 24 acres to CBD will not negatively affect the goals and objectives of the "Land Use & Transportation Framework" or be a detriment into implementing the City PTN corridors. Adding more than 20-acres of MDR is large enough to negatively impact the City's investment in the Primary Transit Network and the 6G Mod Sewer Expansion.

#### Location

Overall, the property is on the City fringe and without abutting future Primary Transit Network (PTN) access. While the site is far from the PTN and future high frequency transit, it is suitable for small scale *MDR* and *CDB* uses along the arterial corridors and will expand housing diversity of the area.

#### Comprehensive Plan Principals

Expensing Housing Diversity and Infill Development

## COMMUNITY DEVELOPMENT ANALYSIS

### Background

In November 2022, the property owner's land use consultant approached the Community Development Team to inquire about the feasibility of changing the designation on approximately 120-acres of land designated for *Low Density Residential* (LDR) to 67.86 gross acres of *Medium Density Residential* (MDR) and 23.76 gross acres of *Commercial and Business* (CBD). The remaining 28 acres of the site was proposed to maintain the *Low Density Residential* (LDR) land use classification. Since the proposed 120-acre Land Use Plan Amendment exceeded the 10-acre maximum size for an owner initiated Land Use Map Amendment application, it could not be considered until such time when the City initiates a Land Use Plan Amendment through periodic review of the Comprehensive Plan (5 Year Inventory Review).

On February 6, 2023, City Council voted 4-3 to direct the Development Review Team to analyze the site for *Medium Density Residential* and *Commercial* Land Uses on the 120 acre site, outside of the 5 Year Inventory Review.

### Analysis

The Community Development Team supports reclassifying 20 gross acres to *MDR* land use and 23.76 gross acres of *Commercial* land use (43.76 total acres total). The remaining 72 acres is recommended to keep the existing *Low-Density Residential Land Use*. *It is important to note that this is less than the ownership team's request for 68 acres of MDR inventory.*

This recommendation is provided after reviewing and analyzing the following information:

- Developed/current multi-family projects in the pipeline occurring after the 2020 Maxfield Study
- Property owner market study analysis
- 2020 City of Rochester TOD Study
- Rochester's Comprehensive Plan
- Vacant *Medium Density Residential* (MDR) property within the City limits or within the "Near Term Urban Expansion" area that can be served with utilities
- Vacant MXT (Mixed Use – Transit Oriented) zoned properties that can be served with utilities.
- Vacant "Mixed Use" Comprehensive Land Use Designations.
- Comprehensive Plan Goals and Objectives.
- Land Use Plan Amendment Criteria.

### Land Inventory Need

The City is not deficient in land zoned appropriately for Medium-Density Residential (Multifamily) development.

The Community Development Team recognizes current demand for the more multi-family units in the City as outlined in the 2020 Maxfield Study. The study projects the need for 10,521 additional multi-family units between 2020 and 2030. Since completion of this study, staff estimates approximately 4,647 units have been developed, are developing, or have been reviewed at a predevelopment meeting. For purposes of this report, the aforementioned units are identified as multi-family residential units in the development “pipeline”. Under the assumption that all anticipated units in the pipeline are developed by 2030, there is a projected need for an additional 5,874 multi-family units by 2030. While the 2020 Maxfield Study addresses the demand quantity for units, it does not examine the current availability of land that can accommodate that demand.

The first criteria for a land use plan amendment identifies that a proposed amendment will address an unanticipated shortage of land designated and available for a proposed type of land use as evidenced by a detailed and objective market analysis. In considering whether there is a current shortage of land, an inventory of available land to meet that demand must first be evaluated.

Existing available vacant land to meet that demand have the following characteristics: located within the Rochester Service Area, correct zoning district designation or comprehensive plan land use classification, located within the City or “Near Term Urban Expansion” Growth Management Map areas, and ability to be served by existing or planned public utilities and infrastructure. Upon accounting for existing land use inventory that can meet the demand, Community Development estimates there is approximately 208 available vacant acres ready to meet that demand, which could accommodate an estimated 4,765 units.

Upon accounting for units already in the pipeline (4,647 units), and available land to meet the future demand not current in the pipeline (4,765 units), there is a total of 9,412 units provided that would be accounted toward meeting the 2030 demand for multi-family residential units. Therefore, the City of Rochester Service Area would still require 1,109 units of the projected 2030 demand for multi-family development. This equates to a deficiency of 50.4 acres (at 22.0 dupa) of multi-family land use inventory. However, “Mixed Use” land use classifications in the Comprehensive Plan or Mixed Use Zoning Districts have not been included in the vacant land inventory. If these lands were considered, Community Development believes that the needed inventory (50.4 acres) can be provided by existing land zoned for multi-family development.

### Land Use & Transportation Framework

The Comprehensive Plan promotes strategic implementation of the land use plan in ways that support of the goals of developing multi-family housing along the Primary Transit Network (PTN) and in mixed-use zoning districts. A 20 acre *Medium Density Residential* Development is not anticipated to negatively affect the PTN. Alternatively, a 68 acre addition of *Medium Density Residential* Land Use would compromise the City’s investment in the Primary Transit Network framework, as well as investment in the 6G Sewer Mod Sewer Project.

The Comprehensive Plan lays out a framework for integration of Land Use and Transportation. The framework includes establishing an increasing share of development towards the City core, enhance the sustainability of existing infrastructure investment by reducing the pace at which infrastructure systems need to be expanded, and make more efficient use of existing infrastructure. One of the critical implications of this strategic approach to future growth is to recognize the level of land use intensification needed to support the goal of higher frequency, higher quality transit service. For higher frequency transit service to succeed, a minimum level of housing or employment intensity along major transit corridors is needed to create the level of trips that can lead to increased ridership.

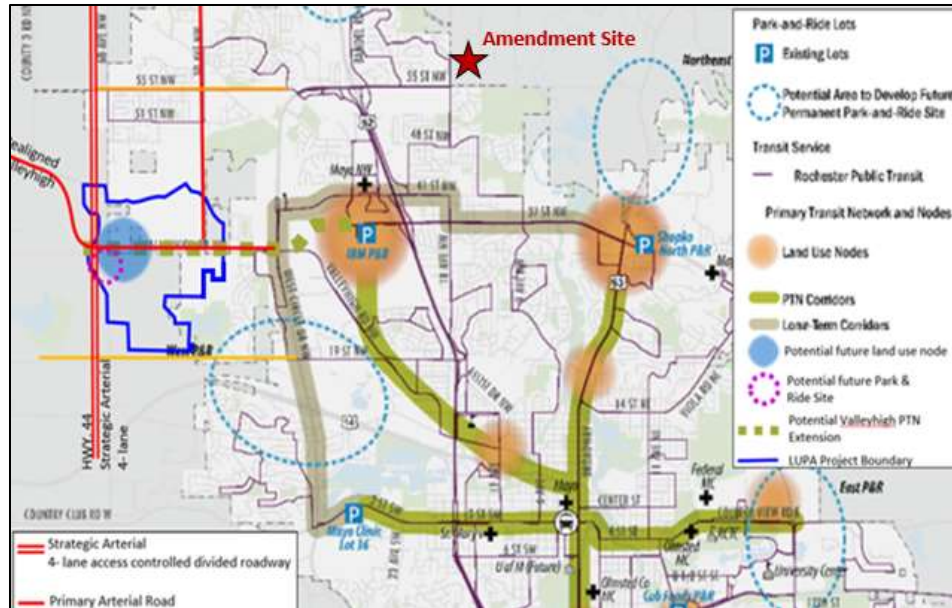
Success of this approach will depend on backbone of higher frequency, high quality transit service that will connect major destinations in the city to the central business district and to each other. This series of transit oriented corridors and activity centers will provide the opportunity to combine increased levels of residential population with employment sites and shopping options, supporting transit and enhanced pedestrian accessibility with a highly linked mix of both trip origins and destinations.

One of the cornerstones of the Comprehensive Plan framework is implementation of the Primary Transit Network, also known as "PTN". The pattern of land use and the network of transportation facilities and services are key elements influencing how the city will grow. The feasibility of the PTN is impacted by the intensity of development and mix of land uses in an area. To enable transit to serve a greater role in meeting the travel needs of people, the type and design of land use must create the conditions that will support transit service. The pattern and form of development along with the type of land use affects the ability to serve local travel demand by walking and biking.

Since the site is located over a mile from the 37<sup>th</sup> Street / 41<sup>st</sup> Street PTN corridor, staff finds the requested quantity of MDR land (68 acres) does not further Vision, Principles and Goals of the Land Use & Transportation Framework as outlined in the Comprehensive Plan, and could compromise strategies identified in the plan to implement the Primary Transit Network.

The Land Use Plan Amendment proposed by the owner (68 acres) could develop approximately 1,200 units at this location. The potential for 1,200 multi-family units outside of the PTN will hinder opportunities to establish needed densities along PTN corridors in a timely manner by drawing potential medium density residential development away from the PTN.





**Primary Transit Network (PTN) with Valleyhigh Extension**

### Comprehensive Plan Key Priorities

#### 1. Integrate Land Use and Transportation

The site is located on 55th Street NW, a median-divided 4-Lane Primary Arterial corridor connecting Broadway Avenue to Highway 52. The site is in close proximity a large City Park to the south and Overland Elementary School to the east. The proposed amendment to 44 acres of MDR and CBD has been carefully weighed to consider better use of the existing utility and roadway infrastructure in the area while not including too much density and intensity, which would negatively influence the implementation of the PTN.

#### 2. Fiscal Responsibility

The subject site is on the fringe, however urban development also surrounds the site to the west and south and large lot “suburban development”, which is not expected to be brought into the City, is located immediately to the north. Regional transportation facilities, along with water and sewer infrastructure investment has already been made within the 55<sup>th</sup> Street NW corridor development. Some additional density and intensity will make better use of those existing public facilities, which will have a positive impact on the viability of the City’s infrastructure and is in line with the City’s goal of fiscal sustainability.

#### 3. Expand Housing Diversity

The Comprehensive Plan calls for communities with walkable neighborhoods, a variety of housing options, and transportation choices. The proposed amendment will allow for the construction of multi-family buildings, which will increase the diversity of housing choices in the area. The remainder of the site would remain low-density residential and could be developed with single family lots, duplex, triplex, and quad developments that could create a mix of housing styles and densities on the 120-acre site.

The predominant land use of the area is currently single-family housing, though there is existing Medium Density Residential Development apartments to the south, along with townhouses and senior housing to the west. This amendment will provide a reasonably moderate sized addition to the multi-family residential housing opportunities in the area.

### Other Considerations

Medium density residential is suitable where land is appropriate for residential use but a gradual transition from low density residential use to other higher intensity use is desired or appropriate, or where other site characteristics such as proximity to higher volume roadways make use of the site for lower density residential use undesirable. Characteristics desired of Medium Residential sites would include; convenient access to public transit, reasonable access to open space and schools; ability to be utilized as a buffering agent between differing levels of intensity. Medium Density Residential should be in close proximity (½ to 1 mile) to employment centers or high activity/amenity locations such as near parks, recreation areas major institutions and near neighborhood or community shopping facilities.

At the present time, there is no major employment, shopping, or civic activities in the vicinity. However, Essex Park is located on the south side of 55<sup>th</sup> Street, Overland Elementary is located 1,600 feet to the west and there is vacant mixed use zoning on the south side of 55<sup>th</sup> St NW between 18<sup>th</sup> Avenue and 25<sup>th</sup> Avenue for future commercial development and shopping opportunities.

## COMMUNITY DEVELOPMENT REVIEW

<b>Adjacent Land:</b>	<u>North:</u>	Zoned R-1 (mixed single family- Olmsted County) and RA (Rural Residential – Olmsted County) and has large lot rural residential development The subject property is located in “Suburban Residential” Growth Management classification, which is not intended to be brought into the City of Rochester Service Area .
	<u>East:</u>	Zoned A-4 (Olmsted County). Subject area is currently undeveloped with no current agriculture apparent
	<u>South:</u>	Zoned MXS (Mixed Use Street), R-2 (low-density residential small lot) and R-3 (Medium Density Residential). Developed with apartments, townhomes and a mortuary.
	<u>West:</u>	Zoned MXS, R-2 and R-3. Developed with senior housing apartments, and an undeveloped mixed-use parcel.

**Roadway & Access:** It is anticipated that the property will be permitted to provide one direct access to 55<sup>th</sup> St NW on the south side. Access the property will be from the future extension of 37<sup>th</sup> Ave NW on the east side, Freedom Dr. NW on the west side or perhaps from both public streets. Specific access location will be reviewed at the site plan stage of development.

**Public Infrastructure:** Presently, public facilities (Public Roadways, Sanitary Sewer, Water, and Storm Water Management Facilities) exist to service the site. The property can be served with a gravity fed system into the Kings Run Sewer Subdistrict and will be reviewed in detail during the site design stage of development.

### LAND USE PLAN AMEDMENT REVIEW

All Land Use Map amendments shall be evaluated for consistency with the following criteria (staff findings in **BOLD**)

1. The proposed amendment will address an unanticipated shortage of land designated and available for a proposed type of land use as evidenced by a detailed and objective market analysis commissioned by the City with costs covered by the applicant.
2. The proposed amendment is consistent with the goals and strategies of the Integrated “Land Use and Transportation Framework”
3. The impact of and cost to municipal or regional utility agencies and on existing road and transit infrastructure as a result of the proposed land use change have been considered.
4. An assessment of natural features on the proposed site has found that that site is suitable for urban development.
5. The proposed redesignation will not adversely affect the supply of land designated for the type of land use the area in question is currently planned for.
6. The fiscal impact of the proposed amendment is judged to have a positive net benefit to the community.
7. The proposed Land Use Map amendment is consistent with and help further Vision, Principles and Goals of the P2S 2040 Comprehensive Plan, and not compromise the direction of the plan to create an integrated land use and transportation vision or compromise the strategies identified in the plan to implement the Primary Transit Network. Characteristics of uses in the proposed land use plan category as described in Tables 2-6 through 2-10 are compatible with surrounding land use classifications;

and the locational characteristics and transportation features of the site are consistent with the locational and transportation factors described in Tables 2-6 through 2-10 for the proposed land use.

8. Where the proposed amendment involves the redesignation of land currently in a Non-Residential Area (Commercial & Business Development, Industrial Development, Small Employment Development) to a category of Residential Development or otherwise considered for Residential land uses, the following considerations should apply:
9. The proposed amendment is consistent with community goals and policies as expressed in other adopted plans of the city.

**The Development Review Team recommends that all Land Use Plan findings are met to amend the Land Use Plan to add 20 acres of Medium Density Residential Development Land Use and 24 acres of Commercial Land Use.**

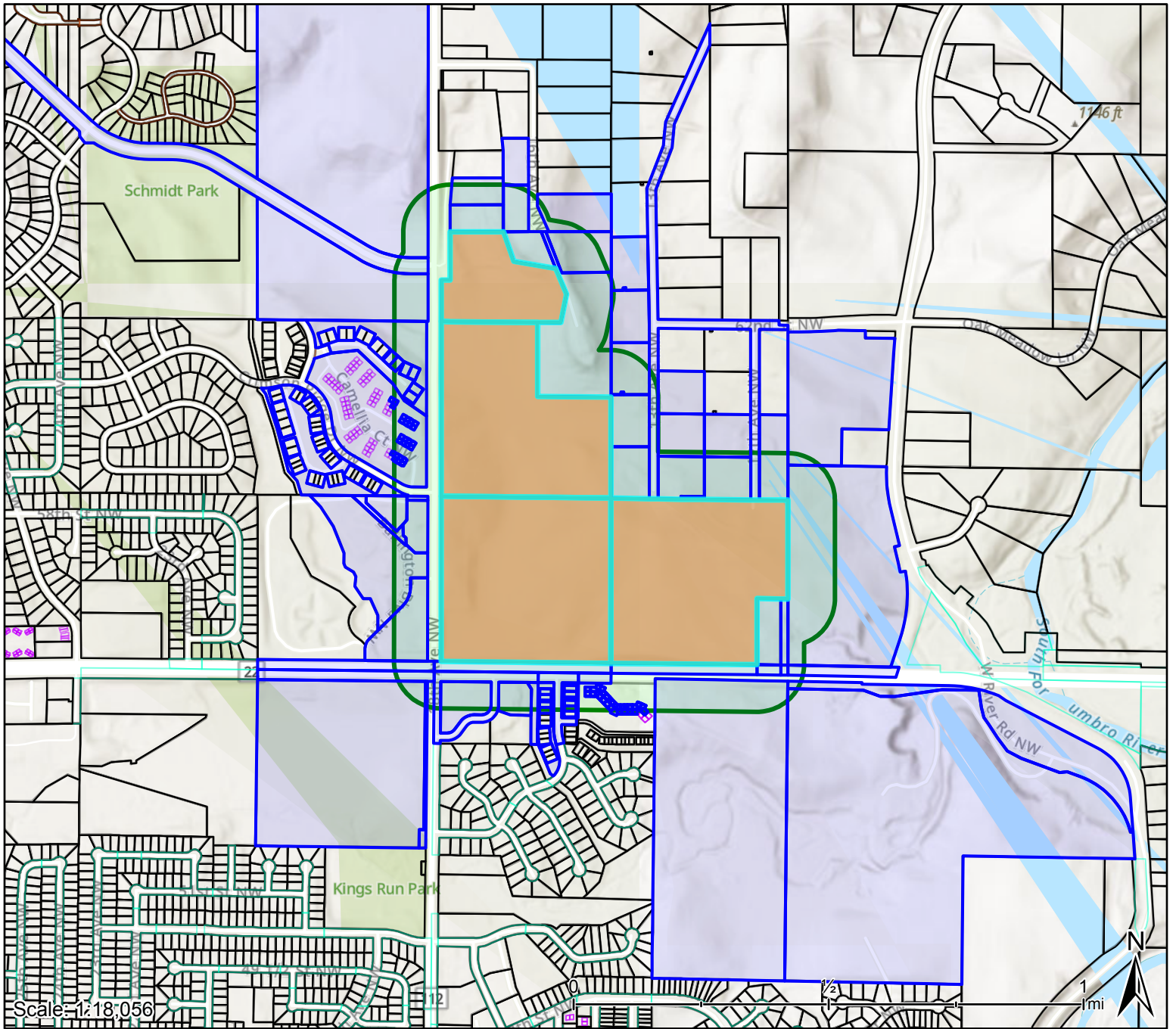
**The Development Review Team finds that the Land Use Plan Amendment criteria cannot be met to add more than 20-acres of Medium Density Residential Land Use to the existing land use inventory. Specifically, adding more than 20-acres of *MDR* Land Use does not meet Criteria 1, 2, 5, 6, 7, and 9.**

## ATTACHMENTS

1. Notification map
2. Site vicinity map
3. Proposed Land Use Amendment Exhibit
4. Community Development Land Use Inventory Assessment
5. Property owner's amendment request exhibit
6. Property owner Market Analysis
7. Referral Agency Comments

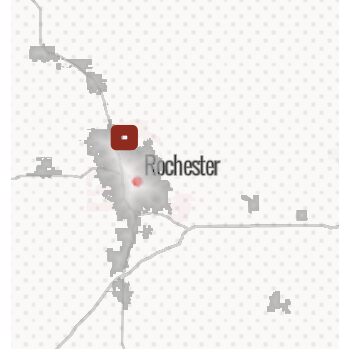
# CD2023-002 City Initiated CPA - Ward 6

4/11/2023 Olmsted County Geographic Information Systems



350' Notification Map

084739  
084738  
057185  
057182





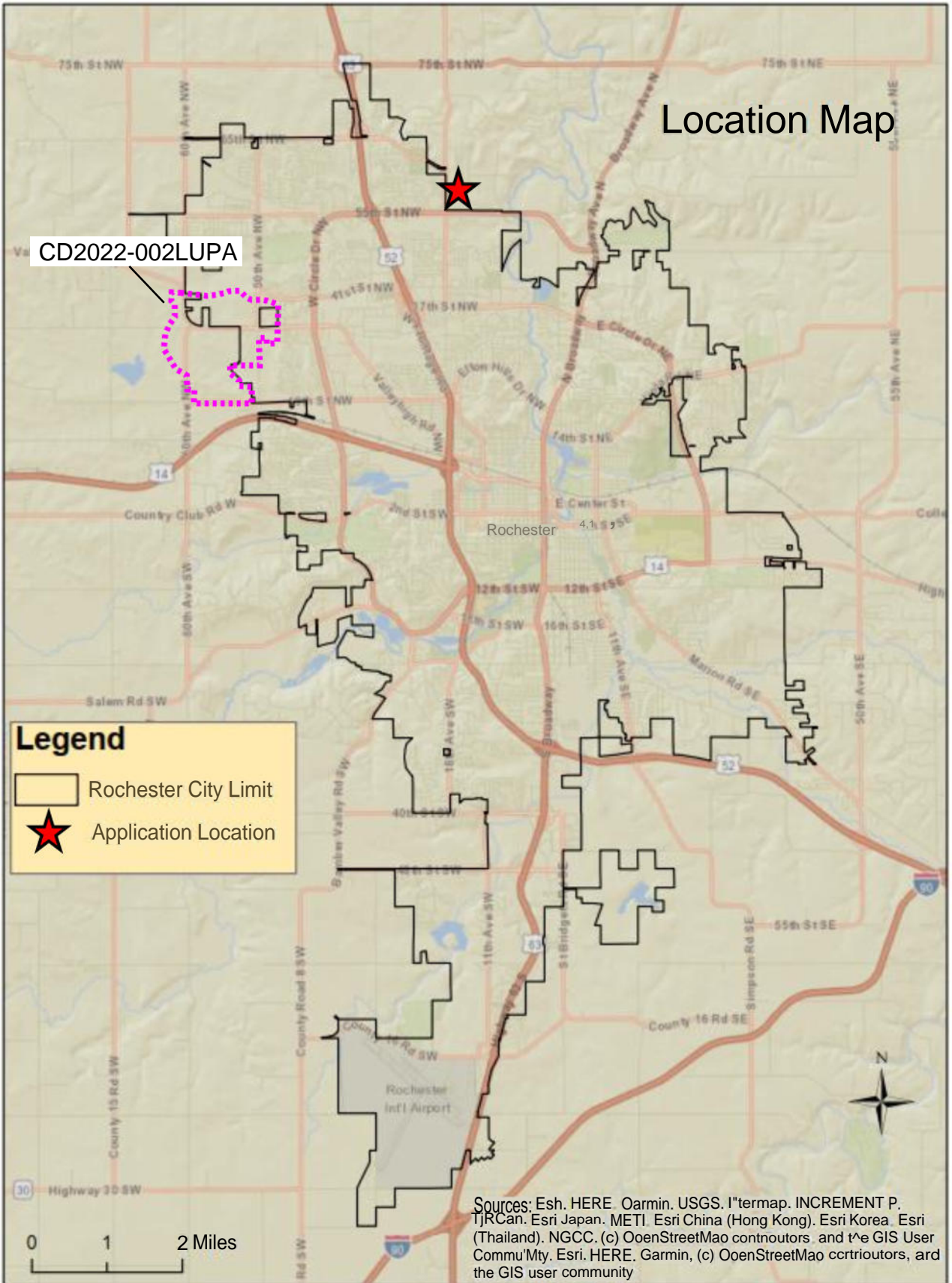
OLMSTED COUNTY  
MINNESOTA

# Location Map

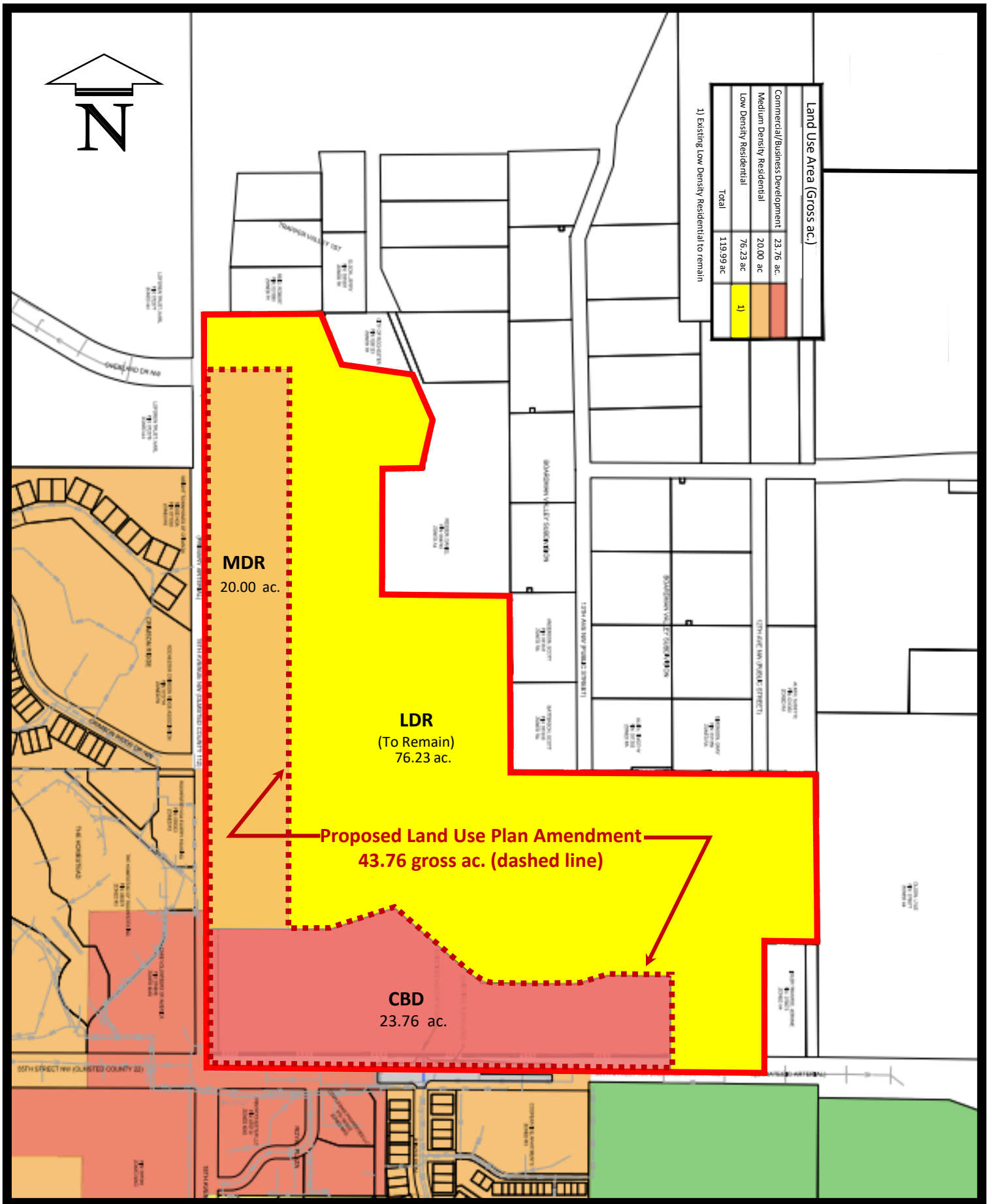
CD2022-002LUPA

## Legend

-  Rochester City Limit
-  Application Location



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Esri, HERE, DeLorme, (c) OpenStreetMap contributors, and the GIS user community



Proposed Land Use Plan Amendment Exhibit  
43.76 Gross ac.



# COMMUNITY DEVELOPMENT MFR DEMAND & LAND USE INVENTORY ASSESSMENT

May 4, 2023

#CD2023-002CPA

City Initiated Land Use Plan Amendment – NEC 55<sup>th</sup> St. NW & 18<sup>th</sup> Ave NW





**Overall Multifamily Demand, 2020 – 2030 - City of Rochester Subdistrict  
(2020 Olmsted County Maxfield Study)**

**For-Sale Multi-family Demand, 1,805**

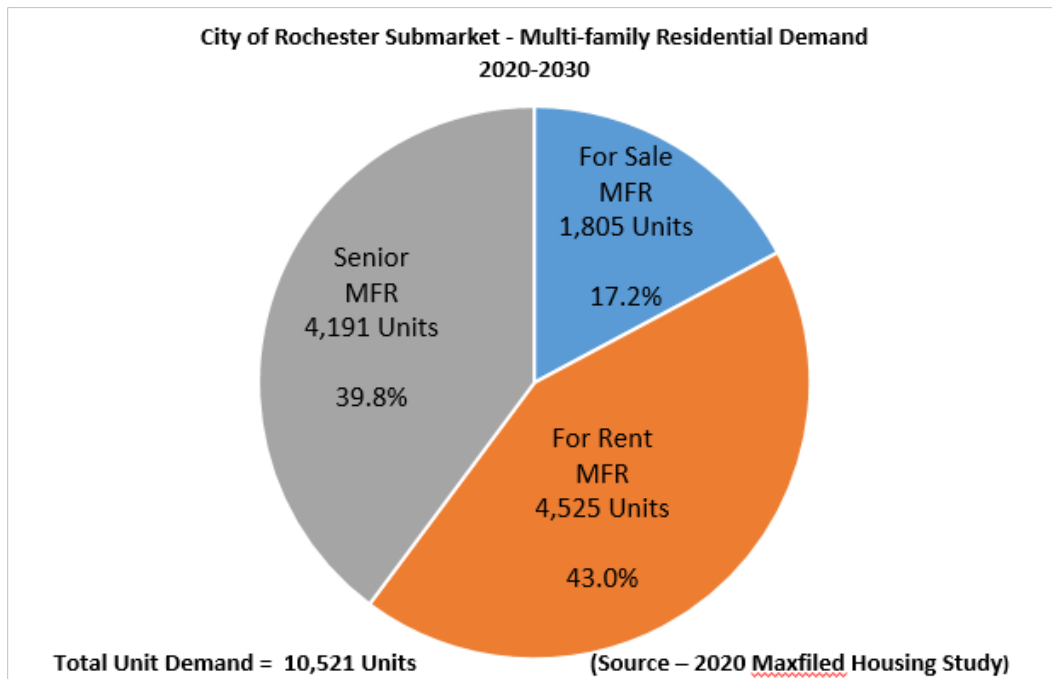
**Rental Demand**

Market Rate	2,715
Affordable	1,131
Subsidized	679
<b>Total Rental:</b>	<b><u>4,525</u></b>

**Multi-Family Demand: 6,330 Units**

**Senior Housing Demand: 4,191 Units**

**Total Demand 2020-2030: - 10,521 Units (MFR Owner, MFR Rental + Senior)**



## Transit-Oriented Development Planning Study 2020 (Link 2<sup>nd</sup> St. Corridor)

There is upper range demand for 3,250 market rate and 2,400 affordable multifamily units over the next 20 years to 2040 in the study area. (5,650 Total) This includes phase one of the Locally Preferred alternative from the Mayo West Lot to Downtown, and a later phase south of Downtown

Market Demand Range	
RESIDENTIAL	
STUDY AREA DEMAND	
UPPER RANGE DEMAND	5,000,000 SF 3,250 units (Market Rate) 2,400 units (Affordable)
LOWER RANGE DEMAND	4,500,000 SF
KNOWN DEVELOPMENT SITES	1,012,000 SF 794 rental units (Market Rate) 75 for-sale units (Market Rate) 255 units (Affordable)
REMAINING DEMAND TO BE ALLOCATED	4,073,000 SF 2,381 units (Market Rate) 2,145 units (Affordable)

Note: Projections address the area influenced by the Locally Preferred Alternative Phase One rapid transit route and a later phase extending south of Downtown.



Upper demand range MFR RENTAL 2<sup>nd</sup> St. Link (TOD Study) – 5,650 units by 2040 for mapped area identified above

**SUPPORTIVE MFR in “LINK” TOD since 2020 Maxfield Study  
(2<sup>nd</sup> St. TOD Study Area)**

<b>Early Planning (**not counted in pipeline units)</b>	
<b>Project</b>	<b>Units</b>
West Transit Village	800
Waterfront Small Area Plan	3,100
<b>Total</b>	<b>3,900</b>

<b>Completed, Developing or Approved Projects since 2020</b>		
<b>Project</b>	<b>Status</b>	<b>Units</b>
Citywalk	CUP Approved	131
Enclave (YMCA Site)	SDP in Review	219
	<b>Total</b>	<b>350</b>

<b>Recent Predevelopment Applications</b>	
<b>Status</b>	<b>Units</b>
SDP Submittal imminent	305
Predevelopment Held	125
Predevelopment Held	144
<b>Total</b>	<b>574</b>

<b>Tentative Pipeline Units LINK (2<sup>nd</sup> st TOD)</b>	
<b>Total Units</b>	<b>924</b>

**SUPPORTIVE MFR -PTN Phase I - since 2020 Maxfield Study  
(Broadway TOD Corridor)**

<b>Completed, Developing or Approved Projects since 2020</b>		
<b>Project</b>	<b>Status</b>	<b>Units</b>
Bryk	Complete	180
Bishop Site (Stencil)	Developing	112
Benaiah	Developing	75
	<b>Total</b>	<b>367</b>

<b>Pipeline Units- Broadway Phase I PTN</b>	
<b>Total Units</b>	<b>367</b>

**SUPPORTIVE MFR -PTN Phase II - since 2020 Maxfield Study  
(16<sup>th</sup> St/Valleyhigh TOD Corridor)**

<b>Completed, Developing or Approved Projects since 2020</b>		
<b>Project</b>	<b>Status</b>	<b>Units</b>
Perkins Site (Stencil)	CUP Approved	90
	<b>Total</b>	<b>90</b>

<b>Pipeline Units Broadway Phase II PTN</b>	
<b>Total Units</b>	<b>90</b>

**PTN Phase III - since 2020 Maxfield Study  
(41<sup>st</sup> St TOD Corridor)**

<b>Phs III Completed, Developing or Approved Projects since 2020</b>		
<b>Project</b>	<b>Status</b>	<b>Units</b>
41 <sup>st</sup> Ave Apartments	Developing	140
	<b>Total</b>	<b>140</b>

<b>Pipeline Units Phs III PTN</b>	
<b>Total Units</b>	<b>140</b>

**Future PTN - Valley High Extension - since 2020 Maxfield Study  
(Recent City LUPA)**

<b>FUTURE Valleyhigh PTN Recent Predevelopment Applications</b>	
<b>Status</b>	<b>Units</b>
SDP Submittal imminent	200
Predevelopment Held	600
Predevelopment Held	245
<b>Total</b>	<b>1,045</b>

<b>Pipeline Units FUTURE Valleyhigh PTN</b>	
<b>Total Units</b>	<b>1,045</b>

## NON TPN MFR Development since 2020 Maxfield Study

Completed, Developing or Approved Projects since 2020		
Project	Status	Units
Technology Park II	Constructed	141
VUE North (Hillside Crossing)	Approval Imminent	188
Maine Heights Phase II	Constructed	194
The Lodge	Developing	189
Northern Heights	Developing	66
Bakery Flats	Zone Change Approval	210
Flats on Felty	SDP Approval imminent	234
** Manor Hills	Apv Contested (not counted)	72
Harvest Square Tnhouses	Platted	30
Hawkridge South Tnhouses	GDP/Zone change approved	90
	<b>Total</b>	<b>1,342</b>

Recent Predevelopment Applications	
Status	Units
Predevelopment Held	224
Predevelopment Held	276
Predevelopment Held	200
Submittal imminent	111
Predevelopment Held	48
<b>Total</b>	<b>859</b>

Tentative Pipeline Units - Non TPN Projects	
<b>Total Units</b>	<b>2,071</b>

<b>"In Pipeline" Total</b>		
<b>Project</b>	<b>Units</b>	<b>Percent</b>
LINK TPN (2 <sup>nd</sup> Street) TOD	924	
TPN Phase I	367	
TPN Phase II	90	
TPN Phase III	140	
TPN Valleyhigh Future	1,045	
<b>TOTAL Pipeline TPN Units</b>	<b>2,566</b>	<b>55.2%</b>
<b>TOTAL Non TPN Units</b>	<b>2,081</b>	<b>44.8%</b>
<b>TOTAL UNITS IN PIPELINE</b>	<b>4,647</b>	<b>100%</b>

<b>2<sup>nd</sup> St Corridor Study VS All Others Demand</b>					
<b>Project</b>	<b>Units</b>	<b>%</b>	<b>Expected demand by 2040</b>	<b>Less units than 2040 expectation</b>	<b>% toward 2040 demand expectation</b>
LINK (2 <sup>nd</sup> St) TOD	924	<b>19.9 %</b>	4,526	3,602	20.4%
Outside LINK	3,723	<b>80.1%</b>			
<b>TOTAL IN PIPELINE</b>	<b>4,647</b>	<b>100%</b>			

<b>2020 Olmsted County Maxwell Housing Study - 2020 -2030 MFR Demand</b>			
<b>Project</b>	<b>Units</b>	<b>Units in Pipeline</b>	<b>Current % toward 2030 demand projection</b>
For-Sale MFR Demand	1,805 Units	-	-
Rental MFR Demand	4,525 Units	-	-
Senior Housing Demand			
<b>Total</b>	<b>10,521 Units</b>	<b>4,647 Units</b>	<b>44.2%</b>

---

## Considerations & Conclusions

### Key Takeaways:

- 1) FOR THE CITY OVERALL Assuming all anticipated projects in pipeline develop, there is the current need for an additional **5,874 Units** by 2030.
- 2) There is 186 acres of vacant MDR property in current boundary or Near Term @ 22 dupa = 4,092 units can be addressed by existing MDR
- 3) There is 2.11 acres of vacant HDR property in current boundary or Near Term @ 80 dupa = 169 units can be addressed by existing HDR
- 4) There is 20.14 acres of vacant MXT zoned property @ 25 dupa = 504 units can be addressed by existing vacant MXT
- 5) Only vacant MX-T property has been considered (Other mixed use districts such as MXG.MXS, MSC, MXI can accommodate MFR)
- 6) Vacant, serviceable Mixed Use Transportation Oriented Center or Mixed Use T
- 7) Large projects on the horizon include West 2<sup>nd</sup> St TOD (West Lot), Downtown Zumbro and AMPI/KMART Redevelopment site. (these projects were not included as ac vacant acreage or unit calculations). This would constitute a total of 3,900 units that have not be considered in the pipeline that could potentially be developed, in part, by 2040

**Vacant MDR:        186 ac @ 22 dupa        = 4,092 units**

**Vacant HDR:        2.11 ac @ 80 dupa        =    169 units**

**Vacant MX-T        20.14 ac @ 25 dupa        =    504 units**

**Existing vacant land inventory can accommodate = 4,765 units**

**Deficient 1,109 units (5,874 additional units currently needed outside pipeline) or, at 22 dwelling units per acre, currently deficient 50.4 acres. Much which can be provided by vacant mixed use zoning designations and vacant Mixed Use Comprehensive Plan Land Use Classifications.**

## Vacant MDR parcels

PIN #	square feet	Notes
78542	43,787	N of the Gardens
53959	2,449,380	Senica Site
80596	158,426	N of Flats on Felty
76590	396,376	E of Flats on Felty
10308	272,148	
	6.40123E+11	6,553 infill
	<b>6.40123E+11</b>	6,553 infill
	7.43431E+11	226,430 W of Quarry Ridge
	7.42231E+11	26,824 infill
741521087346	458,704	Javon
741522057646	442,296	Javon
742012080493	166,923	Badger Hills
	<b>7.42021E+11</b>	256,875 Badger Hills
	<b>7.41734E+11</b>	324,803 E of Pines
742032073018	740,520	VOA future phases
742031069061	137,688	infill
742034066646	139,374	infill
742023082377	397,681	Lupa Property
742023082378	126,366	COR / Lupa property
752414035210	348,753	Lupa Property
752411082669	102,891	Lupa Property
	<b>7.52411E+11</b>	862,404 Lupa Property
	<b>8,091,755</b>	<b>185.76 acres (No ROW)</b>



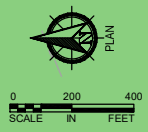
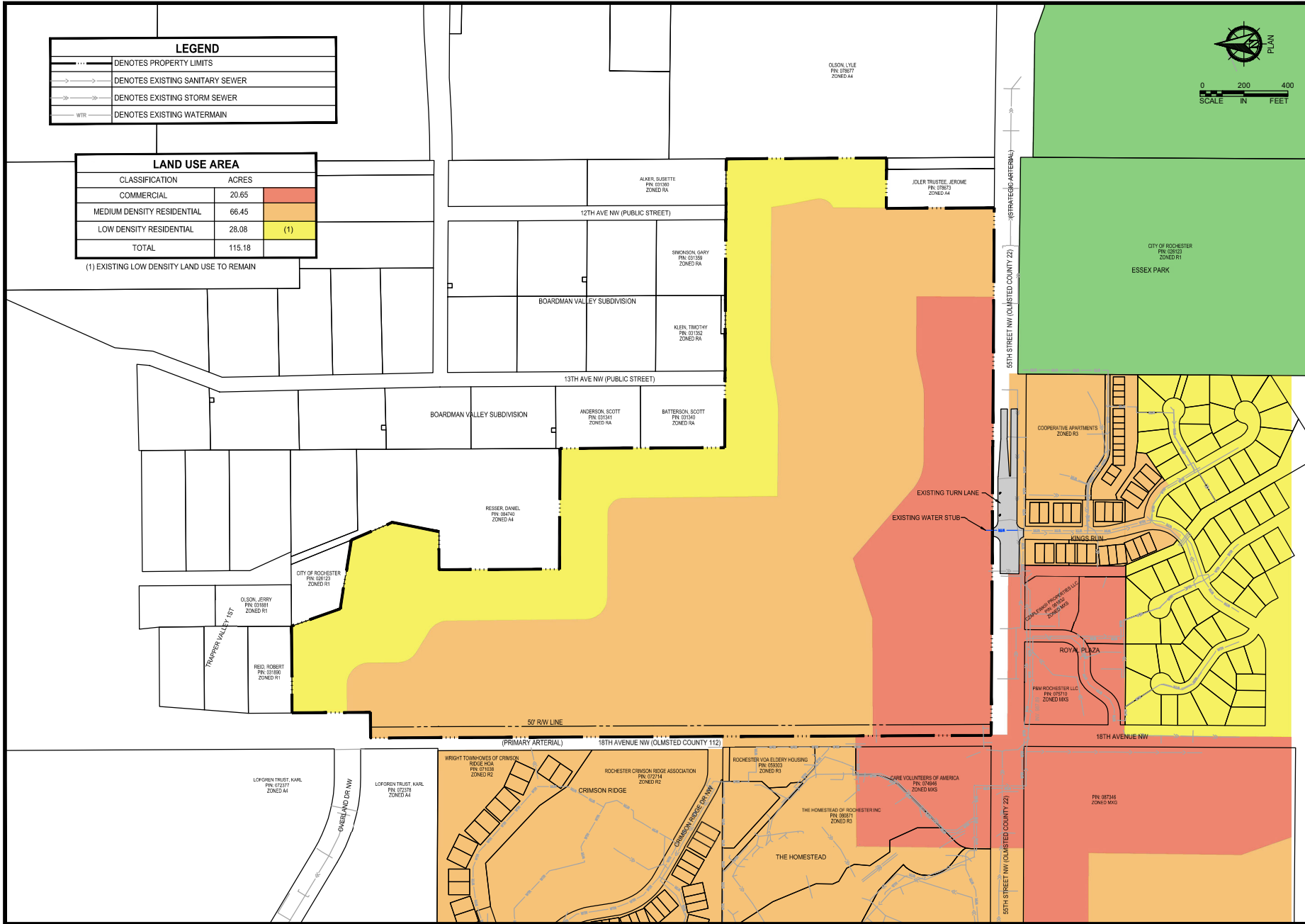
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LEGEND	
	DENOTES PROPERTY LIMITS
	DENOTES EXISTING SANITARY SEWER
	DENOTES EXISTING STORM SEWER
	DENOTES EXISTING WATERMAIN

LAND USE AREA	
CLASSIFICATION	ACRES
COMMERCIAL	20.65
MEDIUM DENSITY RESIDENTIAL	66.45
LOW DENSITY RESIDENTIAL	28.08
TOTAL	115.18

(1) EXISTING LOW DENSITY LAND USE TO REMAIN



**WSE+MASSEY**  
Engineering & Surveying

PH. NO. 507-634-4505  
PLANS@WSE.ENGINEERING  
www.wse.engineering

**KASSON OFFICE**  
P.O. BOX 100  
33 B E VETERANS  
MEMORIAL HIGHWAY  
KASSON, MN 55944

**PLAINVIEW OFFICE**  
320 WEST BROADWAY  
SUITE 3  
PLAINVIEW, MN 55964

**ROCHESTER OFFICE**  
1765 RESTORATION  
DRIVE SW  
ROCHESTER, MN 55902

EXHIBIT A		
REV.	DATE	DESCRIPTION
1	4-23	REVISED LAND USE AREAS

**LAND USE PLAN**  
**DANIELSON FARM**  
**OLMSTED COUNTY, MINNESOTA**

SCALE: 1"=200'  
DATE: 2/20/2021  
DRAWN BY: R.G.S.  
JOB NUMBER: 188-24108  
DWG. FILE: 120-224108\_LUPA

February 20, 2023

City Council  
City of Rochester  
201 4th Street SE  
Rochester, MN 55904

Dear City Council,

Anthony Properties is currently pursuing the annexation and rezoning of approx. 115 acres located at the northeast corner of 55<sup>th</sup> Street NW & 18<sup>th</sup> Avenue NW, also known as the “Danielson Farm”. AP has identified the Rochester market as an ideal place to integrate more housing stock, including market rate apartments, low-density housing, senior housing, and also commercial neighborhood support services.

Our analysis of the Rochester market and the demand for more housing is supported by 3<sup>rd</sup> party reports including the Maxfield Housing Study and CoStar Market Reports. We also rely on Claritas demographic software to analyze potential markets, and the Rochester demographic statistics are strong and show good continued projected growth for the next 5 years. According to the Maxfield Study which was completed in 2020 and accounting for other projects that have been completed or are under construction that were not included in the Maxfield Study, we have internally calculated that there is remaining demand for an additional 1,734 Market Rate Rentals and 1,334 Active Adult Market Rentals. That housing demand is also supported by our demographic software projecting Olmsted County adding 6,239 population in the next 5 years (growth rate of 3.76% compared to the national average of 2.14%). Although the economy is in a period of challenging macro-economic conditions, we believe the Rochester market is one in which we can still succeed. On a positive, Rochester has a significant share of employment in the healthcare industry, which is historically known to exhibit greater stability during recessionary periods. According to CoStar, the Rochester market for multi-family currently has a vacancy rate of 4.9%, well below the national rate of 6.5%, which signifies pent up demand for more multi-family housing in the market.

AP is a fully integrated real estate company organized to design, construct, and lease commercial and residential developments beloved by residents and the communities where they reside. AP’s strategy is as simple as it is unique, to build destinations from the ground up in order to own and operate them over the long term. Since its founding in the 1980s, AP has successfully developed over a hundred projects with this strategy, including multi-family apartments, residential master-planned communities, state-of-the-art multi-screen cinemas, and regional retail centers. By capitalizing each of our own projects, we prioritize the enduring success of our developments above all else, and we measure our performance as much by maintaining our trusted reputation as by generating sound investment returns. Since 2017, AP has constructed nearly 1,000 apartment units across the United States, with the greatest concentration in Midwestern towns similar to Rochester such as Cedar Rapids,

Davenport, and Sioux City, Iowa. We have never sold any of our apartment projects and our intention is to hold onto our developments for the long term.

Our confidence in the success of this project is derived from our experience in executing projects of a very similar nature time and time again. From Opportunity Zone Funds, to city lead public-private partnerships, to constructing these same facilities in other communities, we have done it all before. Development will be a joint venture between AP and Perry Reid Properties (“**PRP**”), AP’s long-time partner for multi-family development as well as the property manager for each of AP’s communities. To augment our team’s understanding of local requirements and facilitate the permitting process, we have partnered with WSE Massey Engineering & Surveying as our civil engineers for this project.

Again, we are grateful for the opportunity to respond, and we very much look forward to working with you and the City of Rochester, Minnesota to deliver a successful development that includes much needed housing for the continued growth of the community. Please do not hesitate to contact us with any questions.

Sincerely,

Justin Todd  
Assistant Vice President of Development  
ANTHONY PROPERTIES  
12770 Coit Road, Suite 970  
Dallas, TX 75251



507.634.4505 ■ WSE.ENGINEERING

Memorandum

To: Allison Sosa, Planning Supervisor  
 Desmond McGeough, Principal Planner

From: Bill Tointon *BT*  
 Ryan Schoenfelder *RS*

Date: April 4, 2023

Re: Danielson Land Use by Anthony Properties

This memorandum and attached supplemental data is being submitted to assist in the evaluation of the requested amendment to the Comprehensive Plan 2040 relative to processing land use amendment for the Danielson Property based on the discussion from last week’s virtual meeting.

As discussed last week the land use plan we prepared for Anthony Properties contains three distinct land uses: (1) Commercial; (2) Medium Density; and (3) low density. The land use amendment is required to achieve a mixed use project consistent with the business model for Anthony Properties.

Anthony Properties has expended a significant amount of time analyzing the Rochester housing market in a post Maxfield 2020 Market Study report. I have enclosed the analysis prepared by Anthony Properties including demographic analysis.

The proposed land use plan prepared by WSE Massey Engineering on behalf of Anthony Properties identifies the three categories of land use based on a gross area computation. We believe it is important to quantify the net developable acreage of each identified land use. The net developable acreage is the area that can be used to construct the particular land use ie multifamily in the medium density land use and so forth. Below is a tabulation of the calculated gross area of each land use and the net developable after deductions for the development constraints such as slopes greater than 18%; dedicated recreational space; jurisdictional wetland areas; storm water treatment facilities; and future dedicated public road right of ways:

Table 1: Land Use Net Developable Acreage Tabulation

Land Use	Gross area (Ac.)	Slopes>18%(Ac.)	SWMF (Ac.) <sup>(1)</sup>	Roadway(Ac.)	Ex. ROW (Ac.) <sup>(2)</sup>	Net area (Ac.)
Commercial	20.65	2.84	4.31	2.00	0.63	10.87
Medium Density	66.45	4.30	1.07	8.02	2.66	50.40
Low Density	28.08	5.20	0.00	2.77	0.00	20.11
Total	115.18	12.34	5.45	12.79	3.29	81.31

- (1) Future Stormwater Management Facilities
- (2) Existing 18th Ave (Olmsted County Road 112) road right of way

320 West Broadway, Ste. 3  
 Plainview, MN 55964  
 507-634-4505

1765 Restoration Road SW  
 Rochester, MN 55902  
 507-634-4505

33 B Veterans Memorial Highway E, PO 100  
 Kasson, MN 55944  
 507-634-4505

It should be noted that each Developer has a business model for financially sustaining a project. In this case Anthony Properties is proposing a mixed use product for the medium density land use consisting of market rate multifamily, Senior Housing, and a mix of hybrid products they have constructed in other parts of the United States. Their financial business model is based on a density factor of 20-22 units per developable acreage.

In summary there are several reasons to support the requested land use plan as being submitted at this time. They are:

1. The land use categories provide a wide range of mixed residential and commercial uses on a single site.
2. A request for medium density meets the projected demand for multifamily, senior housing, and workforce housing over the next seven (7) to ten (10) years.
3. The project location is along a major transit corridor of 55<sup>th</sup> Street NW which recently underwent a major construction upgrade to accommodate significant increases in traffic.
4. The proposed development is in an area of other built out medium density and commercial uses, so the requested land uses are consistent with other land uses and zoning of the area.
5. Public Sanitary Sewer and Watermain have or can be made available to serve the project. There is sufficient sanitary sewer capacity to serve the full build-out of the project site.
6. The project is within the Urban Service area with about 75% of the gross area under near term expansion.
7. There is a significant increase in the tax base to the City and County from post development.

Exhibit A is attached that illustrates the location of the various proposed land uses on a gross area basis. Table 1 lists the requested gross and net developable areas of each land use. On behalf of our client, Anthony Properties, we are requesting approval of the amendment to the Comprehensive Plan to support these land uses.

Rochester, MN  
 Maxfield Housing Study - July 2020

Housing Demand Analysis between 2020 and 2030

Market Rate Rental	2999 units
Affordable Rental	1274 units
Subsidized Rental	762 units
For-Sale Single-Family	5628 units
For-Sale Multi-Family	2071 units
Active Adult Ownership	859 units
Active Adult Market Rental	1461 units
Active Adult Affordable	1063 units
Active Adult Subsidized	40 units
Independent Living	772 units
Assisted Living	738 units
Memory Care	477 units

Planned and Proposed Housing Projects (page 266)

Market Rate Rental	715 units
Affordable Rental	474 units
Senior Housing (Cooperative)	110 units
For-Sale Single-Family	122 units
For-Sale Townhomes (MF)	71 units

Remaining Demand per Housing Study

Market Rate Rental	2284 units
Affordable Rental	800 units
For-Sale Single-Family	5506 units
For-Sale Townhomes (MF)	2000 units
Active Adult Ownership	749 units

Additional Projects not included in Maxfield Study

Forte (55+ Active Rental)	127 units	built in 2022	
The Lodge (MF market rental)	237 units	est completed April 2023	
Dodger 56	56 units	est completed April 2023	
41st St Apartments	140 units	est completed May 2023	
The Park	52 units	est completed July 2023	
Tech Park 2	140 units	est completed Aug 2023	105 35 *75% of units are affordable
SoRoc on Maine - Phase II	30 units	est completed March 2024	*164 units already included in Maxfield Housing Study
Pines (Phase 4) ?	190 units	estimate - yet to be announced	
Bella Grove (Phase 2) ?	76 units	estimate - yet to be announced	

**\*REMAINING DEMAND**

Market Rate Rental	1734 units
Affordable Rental	695 units
Subsidized Rental	762 units
For-Sale Single-Family	5506 units
For-Sale Multi-Family	2000 units
Active Adult Ownership	749 units
Active Adult Market Rental	1334 units
Active Adult Affordable	1063 units
Active Adult Subsidized	40 units
Independent Living	772 units
Assisted Living	738 units
Memory Care	477 units

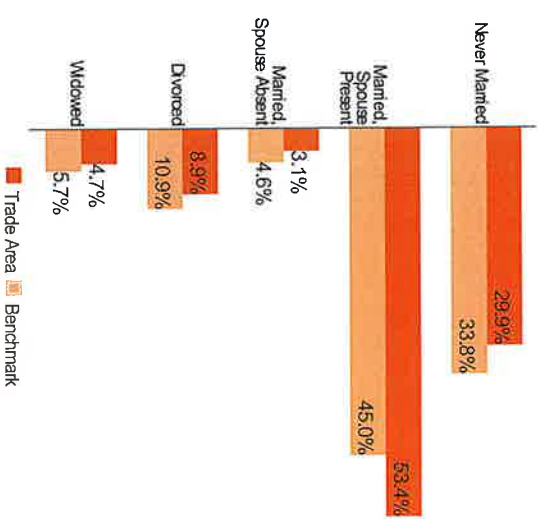
# Pop-Facts® Demographics | Population & Race



Trade Area: Olmsted County, MN

<p><b>POPULATION</b></p> <p><b>165,766</b></p> <p><b>HOUSEHOLDS</b></p> <p><b>66,539</b></p>	<p><b>ETHNICITY</b></p> <p><b>6.1%</b> Index:95</p> <p>Hispanic/Latino</p>	<p><b>HISPANIC ORIGIN*</b></p> <p><b>64.9%</b> Index:107</p> <p>Mexican</p>	<p><b>HOME LANGUAGE*</b></p> <p><b>85.4%</b> Index:109</p> <p>Only English</p>
--	--	---	--

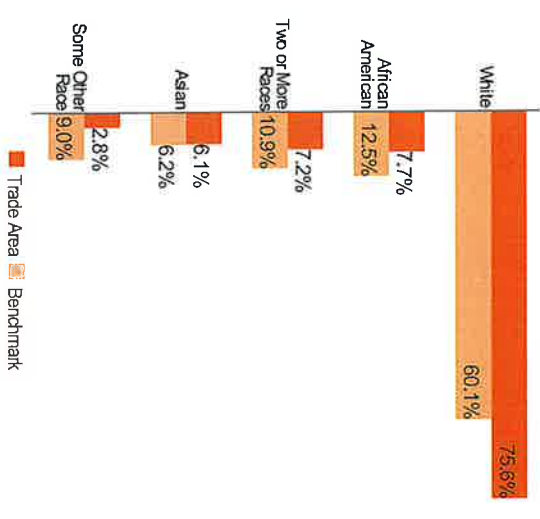
**MARITAL STATUS**



**POPULATION BY AGE**

Age	Count	%	Index
0 - 4	10,883	6.6	113
5 - 9	10,969	6.6	111
10 - 14	11,172	6.7	109
15 - 17	6,630	4.0	104
18 - 20	5,983	3.6	89
21 - 24	7,797	4.7	91
25 - 34	22,548	13.6	101
35 - 44	23,013	13.9	108
45 - 54	18,552	11.2	93
55 - 64	19,757	11.9	94
65 - 74	16,061	9.7	91
75 - 84	8,463	5.1	98
85+	3,938	2.4	115

**POPULATION BY RACE\*\***



Benchmark: USA

\*Top variable chosen from percent composition ranking  
 \*\*Top 5 variables chosen from percent composition ranking

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 (<https://claritas.easpolight.com/Spotlight/About/3/2023>)

Index Colors:	<80	80 - 110	110+

# Pop-Facts® Demographics | Housing & Household



Trade Area: Olmsted County, MN

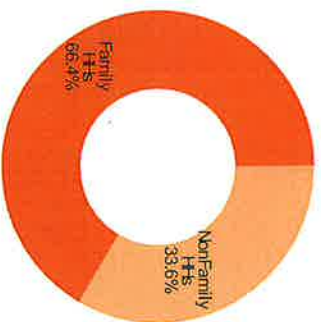
Population: 165,766 | Households: 66,539

## MEDIAN AGE OF HOUSEHOLDER

51

Index:95

## HOUSEHOLD TYPE



## HOUSING TENURE



72.2%

Index: 112



27.8%

Index:78

## AGE OF HOUSING\*\*



9 - 18 years old

% Comp:19.0 Index:138

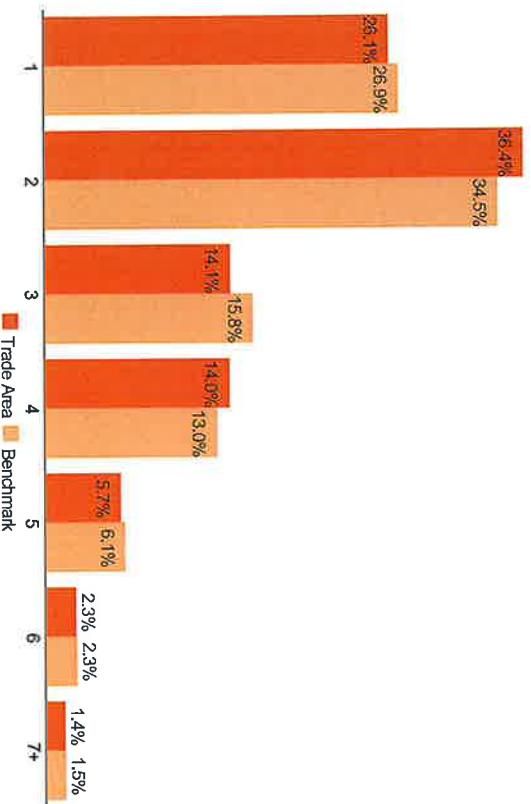
## PRESENCE OF CHILDREN\*



33.4%

Index: 99

## HOUSEHOLD SIZE



## HOUSING UNITS IN STRUCTURE



Benchmark: USA

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(<https://claritas.easpolight.com/Spotlight/About/3/2023>)

Index Colors:	<80	80 - 110	110+

\*Uses the variable "Households with people under age 18"  
 \*\*Chosen from percent composition ranking



# Pop-Facts® Demographics | Affluence & Education



Trade Area: Olmsted County, MN

Population: 165,766 | Households: 66,539

## EDUCATIONAL ATTAINMENT: TOP 2\*

**25.0%**  
Index: 124

Bachelor's Degree

**20.5%**  
Index: 76

High School Graduate

## EDUCATION: HISPANIC/LATINO

**1.6%**  
Index: 57

Bachelor's degree or higher

## POVERTY STATUS

**96.3%**  
Index: 106

At or above poverty

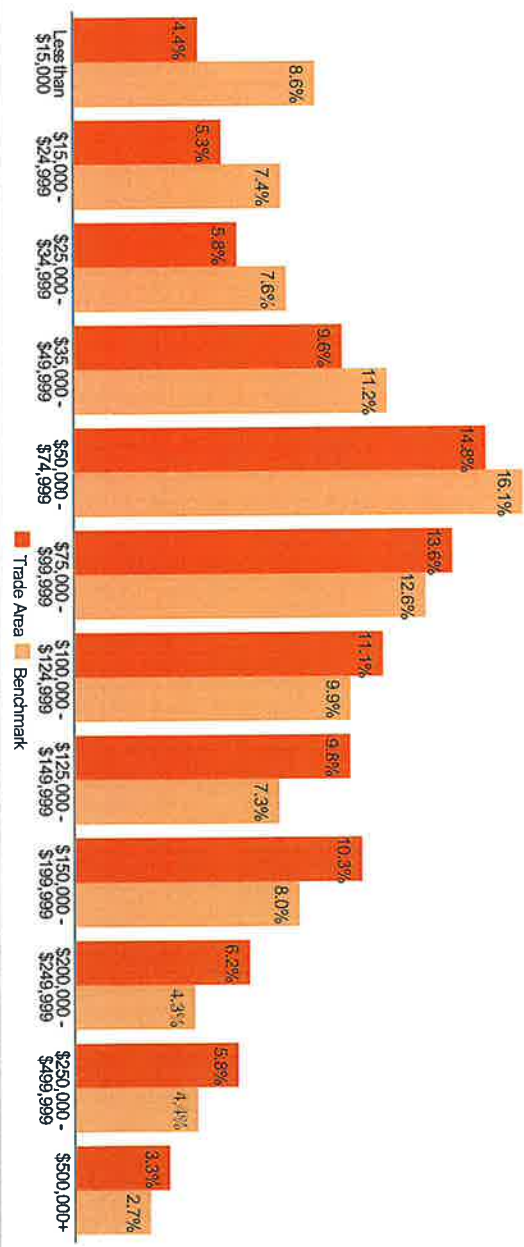
## HOUSEHOLD INCOME



Median Household Income  
**\$93,220**  
Index: 127

Average Household Income  
**\$125,105**  
Index: 119

## HOUSEHOLD INCOME DISTRIBUTION



Benchmark: USA

\*Ranked by percent composition

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<https://claritas.easpolight.com/Spotlight/About/3/2023>



# Pop-Facts® Demographics | Employment & Occupation



Trade Area: Olmsted County, MN

Population: 165,766 | Households: 66,539

## OCCUPATIONAL CLASS\*



**68.4%**  
Index: 113

White Collar

## UNEMPLOYMENT RATE



**2.1%**  
Index: 45

Percent of civilian labor force unemployed

## METHOD OF TRAVEL TO WORK: TOP 2\*



**71.2%**  
Index: 94

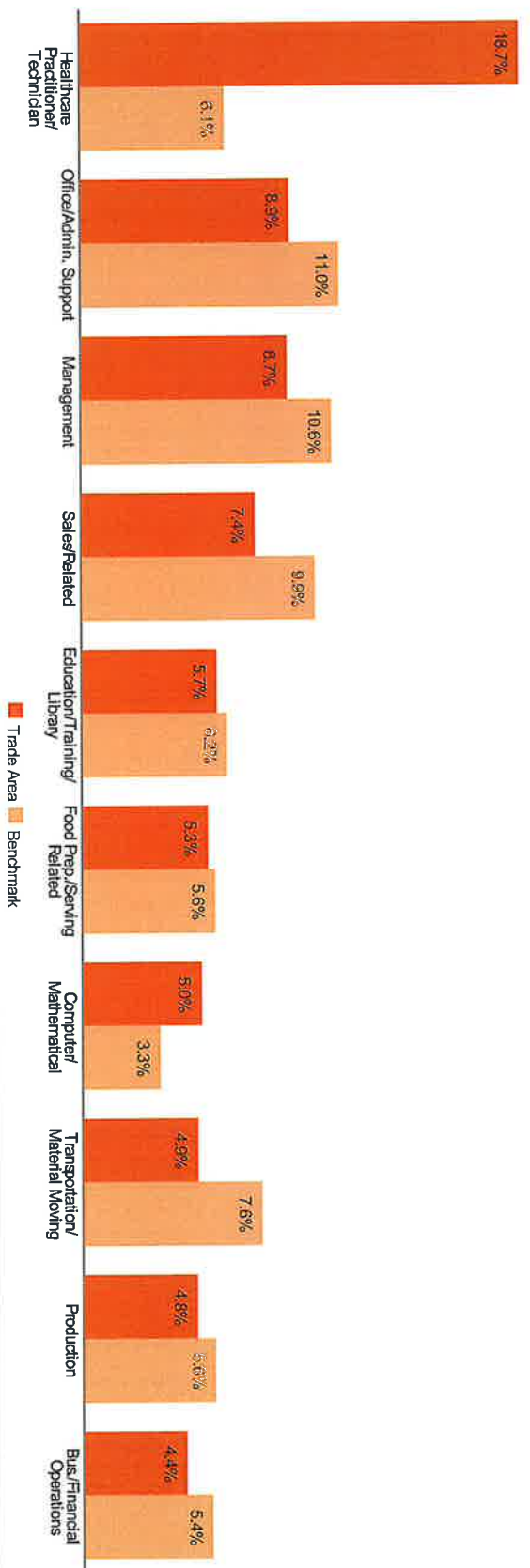
Travel to work by **Driving Alone**



**12.4%**  
Index: 140

Travel to work by **Carpooling**

## OCCUPATION: TOP 10\*



Benchmark: USA

\*Chosen from percent composition ranking

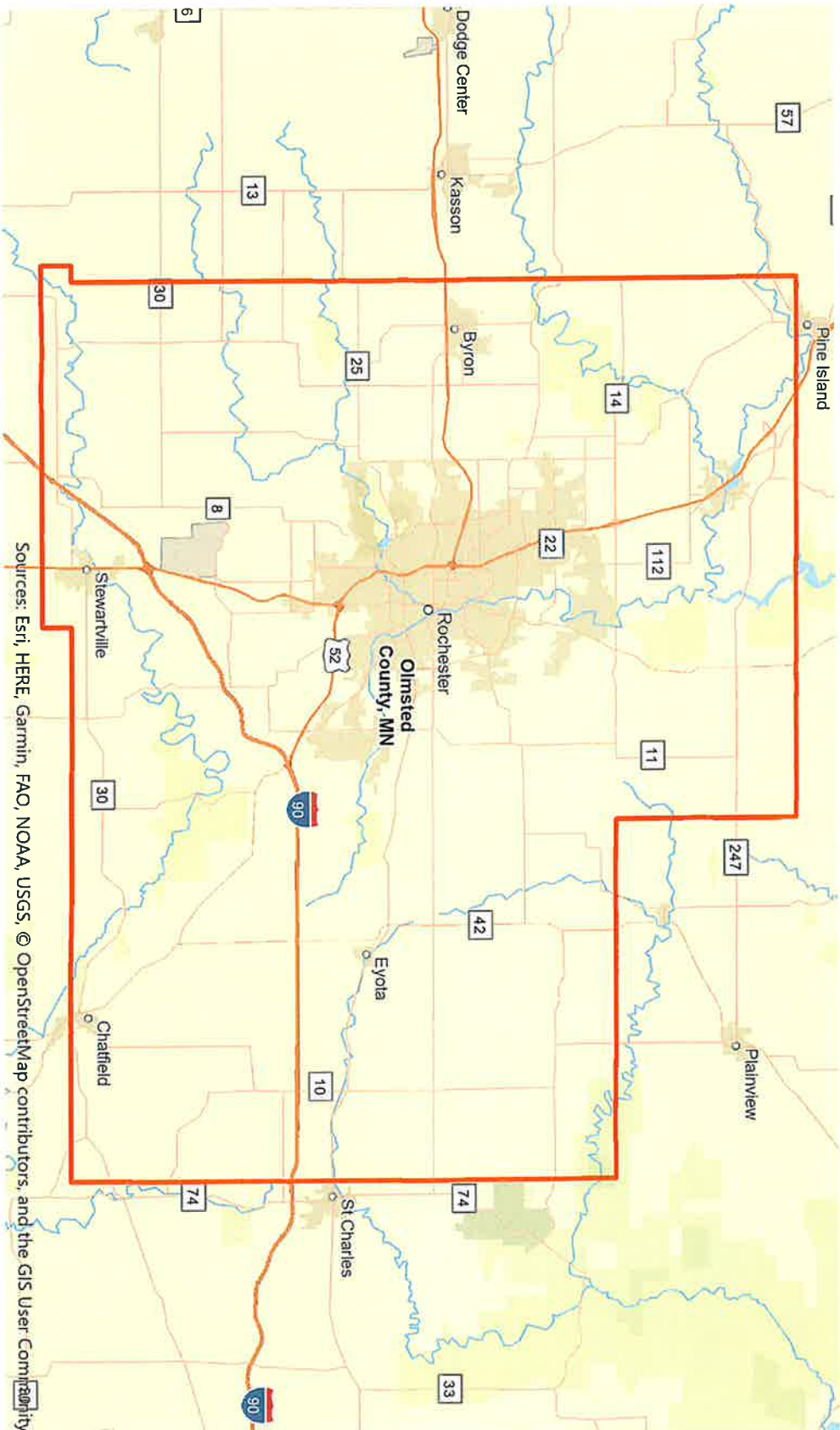
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<https://claritas.easpollight.com/Spotlight/About/3/2023>  
 Index Colors: <80 80 - 110 110+

# Pop-Facts® Demographics | Map



Trade Area: Olmsted County, MN

Population: 165,766 | Households: 66,539



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

©2006-2023 TomTom

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Trade Area: Olmsted County, MN



## POPULATION

The population in this area is estimated to change from **162,847** to **165,766**, resulting in a growth of **1.8%** between 2020 and the current year. Over the next five years, the population is projected to grow by **3.8%**.

The population in the base area is estimated to change from **331,449,281** to **334,500,069**, resulting in a growth of **0.9%** between 2020 and the current year. Over the next five years, the population is projected to grow by **2.1%**.

The current year median age for this area is **37.9**, while the average age is **39.3**. Five years from now, the median age is projected to be **39.0**.

The current year median age for the base area is **39.2**, while the average age is **40.2**. Five years from now, the median age is projected to be **40.3**.

### Of this area's current year estimated population:

**75.6%** are White Alone, **7.7%** are Black or African American Alone, **0.5%** are American Indian and Alaska Nat. Alone, **6.1%** are Asian Alone, **0.1%** are Nat. Hawaiian and Other Pacific Isl. Alone, **2.8%** are Some Other Race, and **7.2%** are Two or More Races.

### Of the base area's current year estimated population:

**60.1%** are White Alone, **12.5%** are Black or African American Alone, **1.2%** are American Indian and Alaska Nat. Alone, **6.2%** are Asian Alone, **0.2%** are Nat. Hawaiian and Other Pacific Isl. Alone, **9.0%** are Some Other Race, and **10.9%** are Two or More Races.

This area's current estimated Hispanic or Latino population is **6.1%** while the base area's current estimated Hispanic or Latino population is **19.9%**.



## HOUSEHOLD

The number of households in this area is estimated to change from **65,242** to **66,539**, resulting in an increase of **2.0%** between 2020 and the current year. Over the next five years, the number of households is projected to increase by **4.0%**.

The number of households in the base area is estimated to change from **126,817,580** to **128,298,155**, resulting in an increase of **1.2%** between 2020 and the current year. Over the next five years, the number of households is projected to increase by **2.4%**.

Benchmark: USA

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Trade Area: Olmsted County, MN



## EDUCATION

Currently, it is estimated that **12.8%** of the population age 25 and over in this area had earned a Master's Degree, **5.5%** had earned a Professional School Degree, **3.3%** had earned a Doctorate Degree and **25.0%** had earned a Bachelor's Degree.

In comparison, for the base area, it is estimated that for the population over age 25, **9.1%** had earned a Master's Degree, **2.2%** had earned a Professional School Degree, **1.5%** had earned a Doctorate Degree and **20.2%** had earned a Bachelor's Degree.



## INCOME

The average household income is estimated to be **\$125,105** for the current year, while the average household income for the base area is estimated to be **\$104,972** for the same time frame.

The average household income in this area is projected to change over the next five years, from **\$125,105** to **\$148,086**.

The average household income in the base area is projected to change over the next five years, from **\$104,972** to **\$118,758**.



## HOUSING

Most of the dwellings in this area (**72.2%**) are estimated to be **Owner-Occupied** for the current year. For the base area the majority of the housing units are **Owner-Occupied** (**64.4%**).

The majority of dwellings in this area (**66.2%**) are estimated to be structures of **1 Unit Detached** for the current year. The majority of the dwellings in the base area (**61.4%**) are estimated to be structure of **1 Unit Detached** for the same year.

The majority of housing units in this area (**19.0%**) are estimated to have been **Built 2000 to 2009** for the current year.

The majority of housing units in the base area (**14.6%**) are estimated to have been **Built 1970 to 1979** for the current year.

Benchmark: USA

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Trade Area: Olmsted County, MN



## LABOR

For this area, **Olmsted County, MN, 97.9%** of the labor force is estimated to be employed for the current year.

The employment status of the population age 16 and over is as follows:

**0.0%** are in the Armed Forces, **69.6%** are employed civilians, **1.5%** are unemployed civilians, and **28.9%** are not in the labor force.

The occupational classification for this area are as follows:

**15.4%** hold blue collar occupations, **68.4%** hold white collar occupations, and **16.2%** are occupied as service & farmworkers.

For the civilian employed population age 16 and over in this area, it is estimated that they are employed in the following occupational categories:

**1.8%** are in Architecture and Engineering, **1.8%** are in Arts, Entertainment and Sports, **4.4%** are in Business and Financial Operations, **5.0%** are in Computers and Mathematics, **5.7%** are in Education, Training and Libraries, **18.7%** are in Healthcare Practitioners and Technicians, **3.8%** are in Healthcare Support, **3.1%** are in Life, Physical and Social Sciences, **8.7%** are in Management, **8.9%** are in Office and Administrative Support.

**2.4%** are in Community and Social Services, **5.3%** are in Food Preparation and Serving, **0.5%** are in Legal Services, **0.8%** are in Protective Services, **7.4%** are in Sales and Related Services, **2.7%** are in Personal Care Services.

**3.2%** are in Building and Grounds Maintenance, **3.4%** are in Construction and Extraction, **0.4%** are in Farming, Fishing and Forestry, **2.3%** are in Maintenance and Repair, **4.8%** are in Production, **4.9%** are in Transportation and Moving.

For the base area, **USA, 95.3%** of the labor force is estimated to be employed for the current year.

The employment status of the population age 16 and over is as follows:

**0.4%** are in the Armed Forces, **60.1%** are employed civilians, **3.0%** are unemployed civilians, and **36.5%** are not in the labor force.

The occupational classification for the base area are as follows:

**21.3%** hold blue collar occupations, **60.5%** hold white collar occupations, and **18.2%** are occupied as service & farmworkers.

For the civilian employed population age 16 and over in the base area, it is estimated that they are employed in the following occupational categories:

**2.0%** are in Architecture and Engineering, **2.0%** are in Arts, Entertainment and Sports, **5.4%** are in Business and Financial Operations, **3.3%** are in Computers and Mathematics, **6.2%** are in Education, Training and Libraries, **6.1%** are in Healthcare Practitioners and Technicians, **3.3%** are in Healthcare Support, **1.0%** are in Life, Physical and Social Sciences, **10.6%** are in Management, **11.0%** are in Office and Administrative Support.

**1.8%** are in Community and Social Services, **5.6%** are in Food Preparation and Serving, **1.1%** are in Legal Services, **2.2%** are in Protective Services, **9.9%** are in Sales and Related Services, **2.7%** are in Personal Care Services.

**3.7%** are in Building and Grounds Maintenance, **5.1%** are in Construction and Extraction, **0.6%** are in Farming, Fishing and Forestry, **3.1%** are in Maintenance and Repair, **5.6%** are in Production, **7.6%** are in Transportation and Moving.

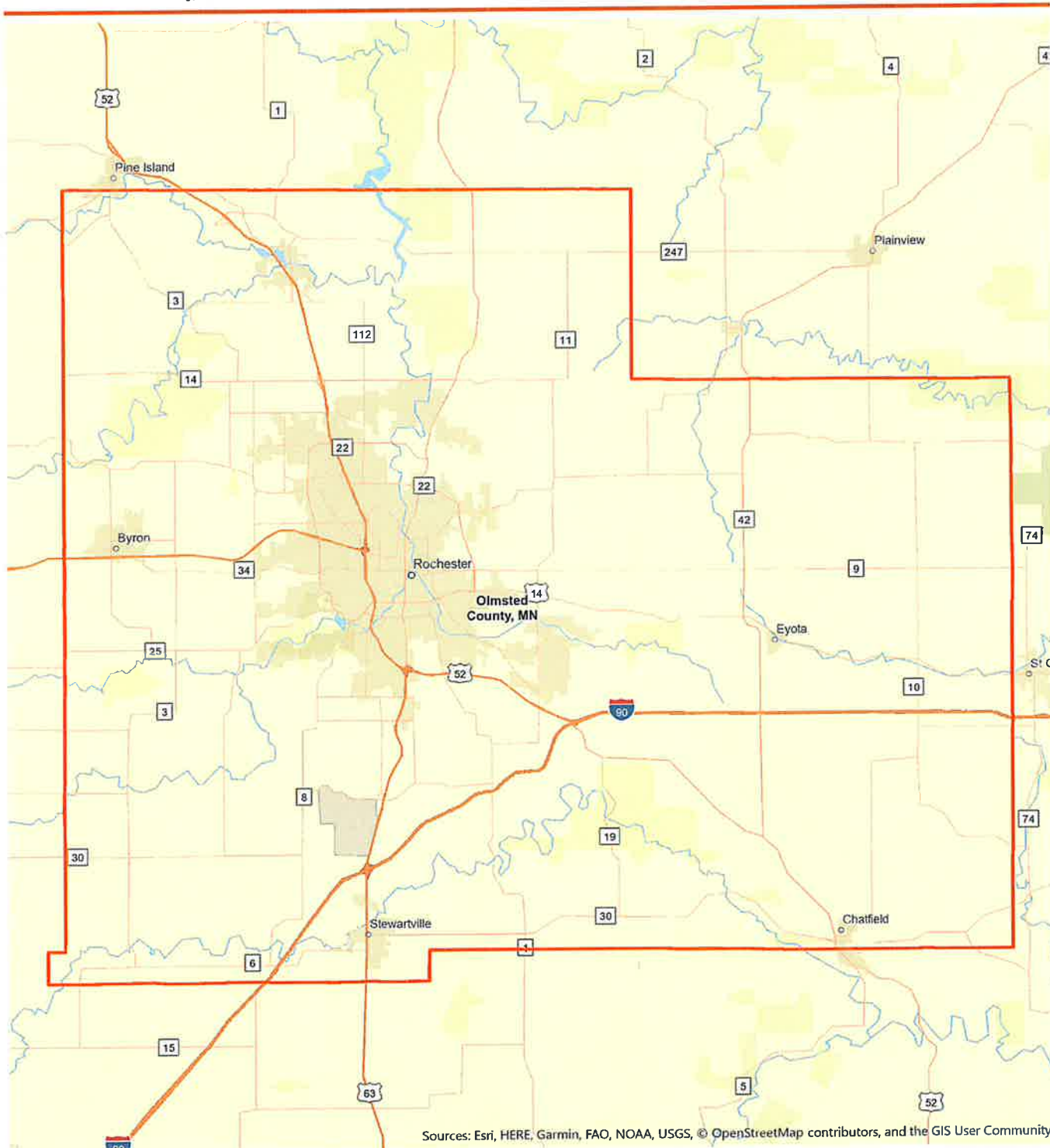
Benchmark: USA

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# Pop-Facts® Executive Summary | Map



Trade Area: Olmsted County, MN



Benchmark: USA

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# Pop-Facts® Demographic Snapshot | Summary



Trade Area: Olmsted County, MN

<b>Population</b>	
2010 Census	144,256
2020 Census	162,847
2023 Estimate	165,766
2028 Projection	172,005
<b>Population Growth</b>	
Percent Change: 2010 to 2020	12.89
Percent Change: 2020 to 2023	1.79
Percent Change: 2023 to 2028	3.76
<b>Households</b>	
2010 Census	57,078
2020 Census	65,242
2023 Estimate	66,539
2028 Projection	69,201
<b>Household Growth</b>	
Percent Change: 2010 to 2020	14.30
Percent Change: 2020 to 2023	1.99
Percent Change: 2023 to 2028	4.00
<b>Family Households</b>	
2010 Census	37,693
2023 Estimate	44,184
2028 Projection	45,917
<b>Family Household Growth</b>	
Percent Change: 2010 to 2023	17.22
Percent Change: 2023 to 2028	3.92

Benchmark: USA

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# Pop-Facts® Demographic Snapshot | Population & Race



Trade Area: Olmsted County, MN

Total Population: 165,766 | Total Households: 66,539

	Count	%
<b>2023 Est. Population by Single-Classification Race</b>		
White Alone	125,381	75.64
Black/African American Alone	12,820	7.73
American Indian/Alaskan Native Alone	831	0.50
Asian Alone	10,093	6.09
Native Hawaiian/Pacific Islander Alone	117	0.07
Some Other Race Alone	4,561	2.75
Two or More Races	11,963	7.22
<b>2023 Est. Population by Hispanic or Latino Origin</b>		
Not Hispanic or Latino	155,635	93.89
Hispanic or Latino	10,131	6.11
Mexican Origin	6,580	64.95
Puerto Rican Origin	709	7.00
Cuban Origin	365	3.60
All Other Hispanic or Latino	2,477	24.45
<b>2023 Est. Pop by Race, Asian Alone, by Category</b>		
Chinese, except Taiwanese	1,682	16.66
Filipino	448	4.44
Japanese	245	2.43
Asian Indian	1,502	14.88
Korean	532	5.27
Vietnamese	1,504	14.90
Cambodian	1,059	10.49
Hmong	442	4.38
Laotian	781	7.74
Thai	189	1.87
All Other Asian Races Including 2+ Category	1,709	16.93
<b>2023 Est. Population by Ancestry</b>		
Arab	251	0.15
Czech	1,763	1.06
Danish	1,465	0.88
Dutch	2,248	1.36
English	8,404	5.07
French (Excluding Basque)	2,482	1.50
French Canadian	633	0.38
German	38,853	23.44
Greek	238	0.14
Hungarian	249	0.15
Irish	13,722	8.28
Italian	1,968	1.19
Lithuanian	202	0.12
Norwegian	17,305	10.44
Polish	4,081	2.46
Portuguese	18	0.01
Russian	471	0.28
Scotch-Irish	523	0.32
Scottish	1,712	1.03
Slovak	128	0.08
Sub-Saharan African	5,274	3.18
Swedish	4,359	2.63
Swiss	684	0.41
Ukrainian	267	0.16
United States or American	3,368	2.03
Welsh	626	0.38
West Indian (Excluding Hispanic groups)	100	0.06
Other ancestries	30,929	18.66
Ancestries Unclassified	23,443	14.14
<b>2023 Est. Pop Age 5+ by Language Spoken At Home</b>		
Speak Only English at Home	132,337	85.44
Speak Asian/Pacific Isl. Lang. at Home	6,574	4.24
Speak Indo-European Language at Home	4,200	2.71
Speak Spanish at Home	4,883	3.15
Speak Other Language at Home	6,889	4.45
<b>2023 Est. Hisp. or Latino Pop by Single-Class. Race</b>		
White Alone	2,210	21.81
Black/African American Alone	170	1.68
American Indian/Alaskan Native Alone	257	2.54
Asian Alone	97	0.96
Native Hawaiian/Pacific Islander Alone	18	0.18
Some Other Race Alone	3,843	37.93
Two or More Races	3,536	34.90

Benchmark: USA

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# Pop-Facts® Demographic Snapshot | Population & Race



Trade Area: Olmsted County, MN

Total Population: 165,766 | Total Households: 66,539

	Count	%
<b>2023 Est. Population by Sex</b>		
Male	80,893	48.80
Female	84,873	51.20
<b>2023 Est. Population by Age</b>		
Age 0 - 4	10,883	6.57
Age 5 - 9	10,969	6.62
Age 10 - 14	11,172	6.74
Age 15 - 17	6,630	4.00
Age 18 - 20	5,983	3.61
Age 21 - 24	7,797	4.70
Age 25 - 34	22,548	13.60
Age 35 - 44	23,013	13.88
Age 45 - 54	18,552	11.19
Age 55 - 64	19,757	11.92
Age 65 - 74	16,061	9.69
Age 75 - 84	8,463	5.11
Age 85 and over	3,938	2.38
Age 16 and over	130,575	78.77
Age 18 and over	126,112	76.08
Age 21 and over	120,129	72.47
Age 65 and over	28,462	17.17
Median Age	-	37.94
Average Age	-	39.30
<b>2023 Est. Pop Age 15+ by Marital Status</b>		
Total, Never Married	39,667	23.88
Male, Never Married	20,529	15.46
Female, Never Married	19,138	14.42
Married, Spouse Present	70,906	53.42
Married, Spouse Absent	4,060	3.06
Widowed	6,283	4.73
Male, Widowed	1,368	1.03
Female, Widowed	4,915	3.70
Divorced	11,826	8.91
Male, Divorced	5,178	3.90
Female, Divorced	6,648	5.01
<b>2023 Est. Male Population by Age</b>		
Male: Age 0 - 4	5,559	6.87
Male: Age 5 - 9	5,569	6.88
Male: Age 10 - 14	5,679	7.02
Male: Age 15 - 17	3,363	4.16
Male: Age 18 - 20	3,058	3.78
Male: Age 21 - 24	3,870	4.78
Male: Age 25 - 34	10,907	13.48
Male: Age 35 - 44	11,504	14.22
Male: Age 45 - 54	9,240	11.42
Male: Age 55 - 64	9,547	11.80
Male: Age 65 - 74	7,461	9.22
Male: Age 75 - 84	3,625	4.48
Male: Age 85 and over	1,511	1.87
Median Age, Male	-	37.10
Average Age, Male	-	38.30
<b>2023 Est. Female Population by Age</b>		
Female: Age 0 - 4	5,324	6.27
Female: Age 5 - 9	5,400	6.36
Female: Age 10 - 14	5,493	6.47
Female: Age 15 - 17	3,267	3.85
Female: Age 18 - 20	2,925	3.45
Female: Age 21 - 24	3,927	4.63
Female: Age 25 - 34	11,641	13.72
Female: Age 35 - 44	11,509	13.56
Female: Age 45 - 54	9,312	10.97
Female: Age 55 - 64	10,210	12.03
Female: Age 65 - 74	8,600	10.13
Female: Age 75 - 84	4,838	5.70
Female: Age 85 and over	2,427	2.86
Median Age, Female	-	38.77
Average Age, Female	-	40.20

Benchmark: USA

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# Pop-Facts® Demographic Snapshot | Housing & Households



Trade Area: Olmsted County, MN

Total Population: 165,766 | Total Households: 66,539

	Count	%
<b>2023 Est. Households by Household Type</b>		
Family Households	44,184	66.40
NonFamily Households	22,355	33.60
<b>2023 Est. Group Quarters Population</b>		
2023 Est. Group Quarters Population	3,339	2.01
<b>2023 HHs By Ethnicity, Hispanic/Latino</b>		
2023 HHs By Ethnicity, Hispanic/Latino	2,955	4.44
<b>2023 Est. Family HH Type by Presence of Own Child.</b>		
Married Couple Family, own children	15,868	35.91
Married Couple Family, no own children	20,143	45.59
Male Householder, own children	1,393	3.15
Male Householder, no own children	976	2.21
Female Householder, own children	3,867	8.75
Female Householder, no own children	1,937	4.38
<b>2023 Est. Households by Household Size</b>		
1-Person Household	17,374	26.11
2-Person Household	24,230	36.41
3-Person Household	9,371	14.08
4-Person Household	9,313	14.00
5-Person Household	3,801	5.71
6-Person Household	1,505	2.26
7-or-more-person	945	1.42
2023 Est. Average Household Size	--	2.44
<b>2023 Est. Households by Number of Vehicles</b>		
No Vehicles	4,492	6.75
1 Vehicle	20,857	31.34
2 Vehicles	27,411	41.20
3 Vehicles	9,797	14.72
4 Vehicles	2,922	4.39
5 or more Vehicles	1,060	1.59
2023 Est. Average Number of Vehicles	--	1.90
<b>2023 Est. Occupied Housing Units by Tenure</b>		
Housing Units, Owner-Occupied	48,024	72.17
Housing Units, Renter-Occupied	18,515	27.83
<b>2023 Owner Occ. HUs: Avg. Length of Residence</b>		
2023 Owner Occ. HUs: Avg. Length of Residence	--	15.20
<b>2023 Renter Occ. HUs: Avg. Length of Residence</b>		
2023 Renter Occ. HUs: Avg. Length of Residence	--	5.60
<b>2023 Est. Owner-Occupied Housing Units by Value</b>		
Value Less Than \$20,000	855	1.78
Value \$20,000 - \$39,999	572	1.19
Value \$40,000 - \$59,999	242	0.50
Value \$60,000 - \$79,999	142	0.30
Value \$80,000 - \$99,999	336	0.70
Value \$100,000 - \$149,999	2,287	4.76
Value \$150,000 - \$199,999	5,068	10.55
Value \$200,000 - \$299,999	15,540	32.36
Value \$300,000 - \$399,999	8,342	17.37
Value \$400,000 - \$499,999	5,933	12.35
Value \$500,000 - \$749,999	5,736	11.94
Value \$750,000 - \$999,999	1,807	3.76
Value \$1,000,000 - \$1,499,999	685	1.43
Value \$1,500,000 - \$1,999,999	250	0.52
Value \$2,000,000 or more	229	0.48
2023 Est. Median All Owner-Occupied Housing Value	--	292,541.28

Benchmark: USA

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Trade Area: Olmsted County, MN

Total Population: 165,766 | Total Households: 66,539

	Count	%
<b>2023 Est. Housing Units by Units in Structure</b>		
1 Unit Attached	4,988	7.06
1 Unit Detached	46,784	66.25
2 Units	956	1.35
3 to 4 Units	3,741	5.30
5 to 19 Units	3,721	5.27
20 to 49 Units	3,470	4.91
50 or More Units	4,999	7.08
Mobile Home or Trailer	1,930	2.73
Boat, RV, Van, etc.	33	0.05
<b>2023 Est. Housing Units by Year Structure Built</b>		
Built 2014 or Later	6,245	8.84
Built 2010 to 2013	2,544	3.60
Built 2000 to 2009	13,398	18.97
Built 1990 to 1999	10,267	14.54
Built 1980 to 1989	9,037	12.80
Built 1970 to 1979	8,876	12.57
Built 1960 to 1969	6,678	9.46
Built 1950 to 1959	5,573	7.89
Built 1940 to 1949	2,168	3.07
Built 1939 or Earlier	5,836	8.26
<b>2023 Housing Units by Year Structure Built</b>		
	--	1,986.94
<b>2023 Est. Median Year Structure Built</b>		
<b>2023 Est. Households by Presence of People Under 18</b>		
2023 Est. Households by Presence of People Under 18	22,248	33.44
<b>Households with 1 or More People under Age 18</b>		
Married Couple Family	16,334	73.42
Other Family, Male Householder	1,526	6.86
Other Family, Female Householder	4,189	18.83
NonFamily Household, Male Householder	149	0.67
NonFamily Household, Female Householder	50	0.23
<b>2023 Est. Households with No People under Age 18</b>		
Households with No People under Age 18	44,291	66.56
<b>Households with No People under Age 18</b>		
Married Couple Family	19,696	44.47
Other Family, Male Householder	838	1.89
Other Family, Female Householder	1,605	3.62
NonFamily, Male Householder	9,473	21.39
NonFamily, Female Householder	12,679	28.63

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Trade Area: Olmsted County, MN

Total Population: 165,766 | Total Households: 66,539

	Count	%
<b>2023 Est. Pop Age 25+ by Edu. Attainment</b>		
Less than 9th Grade	3,343	2.98
Some High School, No Diploma	2,535	2.26
High School Graduate (or GED)	22,990	20.47
Some College, No Degree	17,949	15.98
Associate's Degree	13,219	11.77
Bachelor's Degree	28,085	25.00
Master's Degree	14,332	12.76
Professional Degree	6,149	5.47
Doctorate Degree	3,730	3.32
<b>2023 Est. Pop Age 25+ by Edu. Attain., Hisp./Lat.</b>		
Less than High School Diploma	907	17.91
High School Graduate	764	15.09
Some College or Associate's Degree	1,554	30.69
Bachelor's Degree or Higher	1,838	36.30
<b>2023 Est. Households by HH Income</b>		
Income < \$15,000	2,949	4.43
Income \$15,000 - \$24,999	3,502	5.26
Income \$25,000 - \$34,999	3,873	5.82
Income \$35,000 - \$49,999	6,380	9.59
Income \$50,000 - \$74,999	9,844	14.79
Income \$75,000 - \$99,999	9,033	13.57
Income \$100,000 - \$124,999	7,353	11.05
Income \$125,000 - \$149,999	6,543	9.83
Income \$150,000 - \$199,999	6,827	10.26
Income \$200,000 - \$249,999	4,143	6.23
Income \$250,000 - \$499,999	3,866	5.81
Income \$500,000+	2,226	3.35
2023 Est. Average Household Income	-	125,105.00
2023 Est. Median Household Income	-	93,220.06
<b>2023 Median HH Inc. by Single-Class, Race or Eth.</b>		
White Alone	-	97,587.09
Black or African American Alone	-	44,777.57
American Indian and Alaskan Native Alone	-	92,263.46
Asian Alone	-	103,469.24
Native Hawaiian and Other Pacific Islander Alone	-	64,870.43
Some Other Race Alone	-	81,927.80
Two or More Races	-	87,190.61
Hispanic or Latino	-	72,915.53
Not Hispanic or Latino	-	94,436.78
<b>2023 Est. Families by Poverty Status</b>		
2023 Families at or Above Poverty	42,566	96.34
2023 Families at or Above Poverty with children	19,103	43.23
2023 Families Below Poverty	1,618	3.66
2023 Families Below Poverty, with kids	1,331	3.01

Benchmark: USA

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# Pop-Facts® Demographic Snapshot | Employment & Occupation



Trade Area: Olmsted County, MN

Total Population: 165,766 | Total Households: 66,539

	Count	%
<b>2023 Est. Employed Civilian Population 16+ by Occupation Classification</b>		
White Collar	62,188	68.41
Blue Collar	13,991	15.39
Service and Farming	14,725	16.20
<b>2023 Est. Workers Age 16+ by Travel Time to Work</b>		
Less than 15 Minutes	34,518	41.59
15 - 29 Minutes	36,725	44.25
30 - 44 Minutes	6,868	8.30
45 - 59 Minutes	1,762	2.12
60 or more Minutes	3,109	3.75
2023 Est. Avg Travel Time to Work in Minutes	-	20.00
<b>2023 Est. Workers Age 16+ by Transp. to Work</b>		
2023 Est. Workers Age 16+ by Transp. to Work	89,444	100.00
Drove Alone	63,713	71.23
Carpooled	11,078	12.38
Public Transport	3,907	4.37
Walked	3,251	3.63
Bicycle	692	0.77
Other Means	1,049	1.17
Worked at Home	5,754	6.43
<b>2023 Est. Civ. Employed Pop 16+ by Class of Worker</b>		
2023 Est. Civ. Employed Pop 16+ by Class of Worker	90,904	100.00
For-Profit Private Workers	46,261	50.89
Non-Profit Private Workers	30,229	33.25
Local Government Workers	5,470	6.02
State Government Workers	2,016	2.22
Federal Government Workers	1,085	1.19
Self-Employed Workers	5,657	6.22
Unpaid Family Workers	186	0.20
<b>2023 Est. Civ. Employed Pop 16+ by Occupation</b>		
Architecture/Engineering	1,641	1.80
Arts/Design/Entertainment/Sports/Media	1,669	1.84
Building/Grounds Cleaning/Maintenance	2,917	3.21
Business/Financial Operations	3,966	4.36
Community/Social Services	2,151	2.37
Computer/Mathematical	4,583	5.04
Construction/Extraction	3,082	3.39
Education/Training/Library	5,197	5.72
Farming/Fishing/Forestry	345	0.38
Food Preparation/Serving Related	4,832	5.32
Healthcare Practitioner/Technician	17,007	18.71
Healthcare Support	3,440	3.78
Installation/Maintenance/Repair	2,105	2.32
Legal	454	0.50
Life/Physical/Social Science	2,824	3.11
Management	7,949	8.74
Office/Administrative Support	8,051	8.86
Production	4,384	4.82
Protective Services	742	0.82
Sales/Related	6,696	7.37
Personal Care/Service	2,449	2.69
Transportation/Material Moving	4,420	4.86
<b>2023 Est. Pop Age 16+ by Employment Status</b>		
In Armed Forces	27	0.02
Civilian - Employed	90,840	69.57
Civilian - Unemployed	1,977	1.51
Not in Labor Force	37,731	28.90

Benchmark: USA

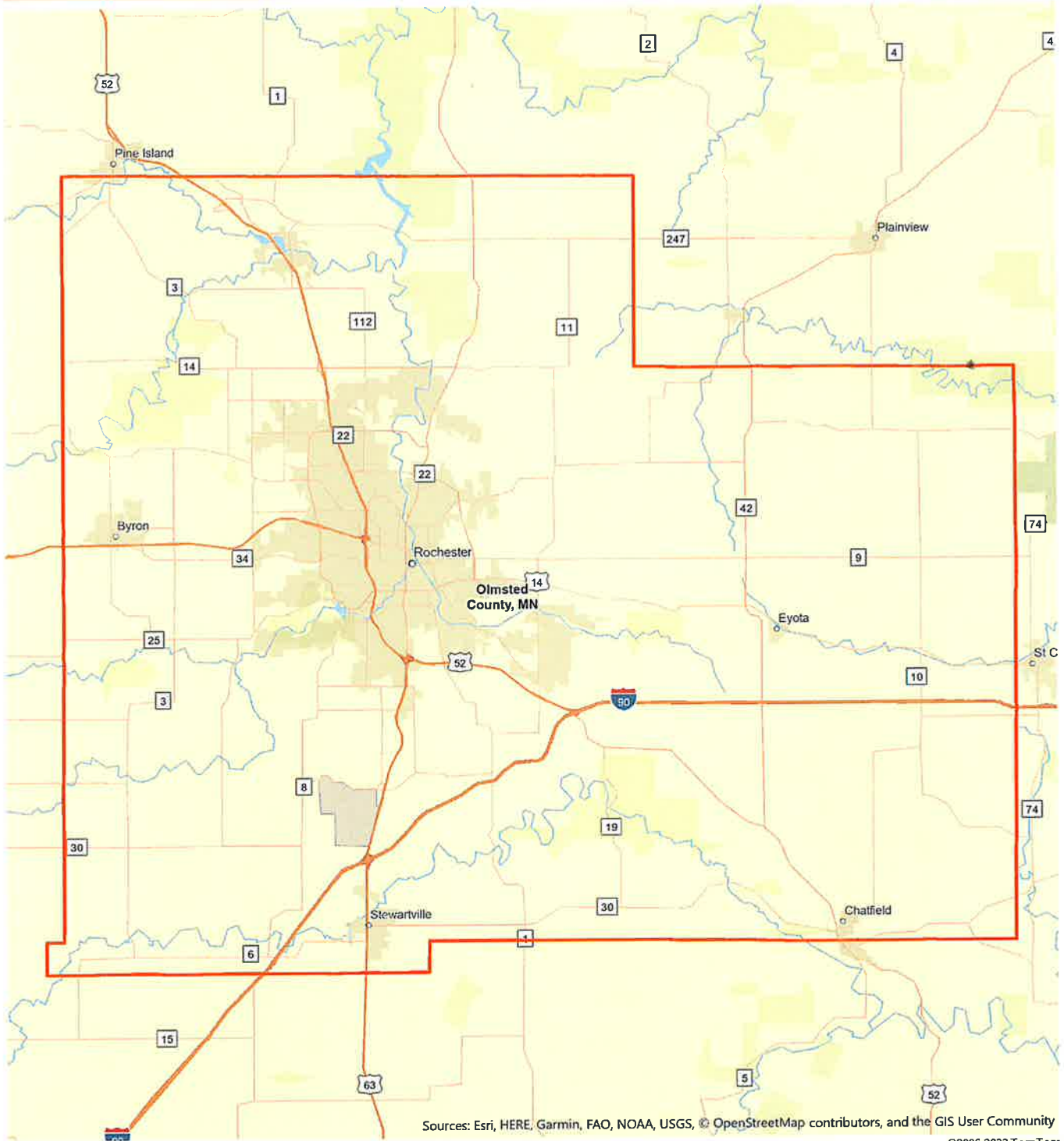
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# Pop-Facts® Demographic Snapshot | Map



Trade Area: Olmsted County, MN

Total Population: 165,766 | Total Households: 66,539



Benchmark: USA

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# Report Details

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**Name:** Executive Dashboard  
**Date / Time:** 2/22/2023 11:59:56 AM  
**Workspace Vintage:** 2023

## Trade Area

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Name	Level	Geographies
Olmsted County, MN	County	Olmsted County, MN

## Benchmark

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Name	Level	Geographies
USA	Entire US	United States

## DataSource

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Product	Provider	Copyright
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SPOTLIGHT Pop-Facts® Premier 2023, including 2000 and 2010 US Census, 2023 estimates and 2028 projections	Claritas	© 2023 Claritas, LLC. All Rights Reserved. Pop-Facts is a registered trademark of Claritas, LLC. ( <a href="https://claritas.easpotlight.com/Spotlight/About">https://claritas.easpotlight.com/Spotlight/About</a> )

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# Multi-Family Market Report

## Rochester - MN

PREPARED BY



Todd Justin



**MULTI-FAMILY MARKET REPORT**

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# Overview

Rochester Multi-Family

12 Mo. Delivered Units	12 Mo. Absorption Units	Vacancy Rate	12 Mo. Asking Rent Growth
<b>0</b>	<b>(65)</b>	<b>4.9%</b>	<b>2.8%</b>

Apartment rents in the Rochester market were rising at a 2.8% annual rate during the first quarter of 2023, and have posted an average annual gain of 3.5% over the past three years. There are 820 units currently underway, representing the largest under construction pipeline in over three years. Over the past three years, 620 units have delivered, or a cumulative inventory

expansion of 6.7%. Vacancies in the metro were somewhat below the 10-year average as of 2023Q1, but moved up slightly over the past four quarters.

Employment in the metro was recently increasing at solid clip of 2.9% year-over-year, or a gain of about 3,500 jobs.

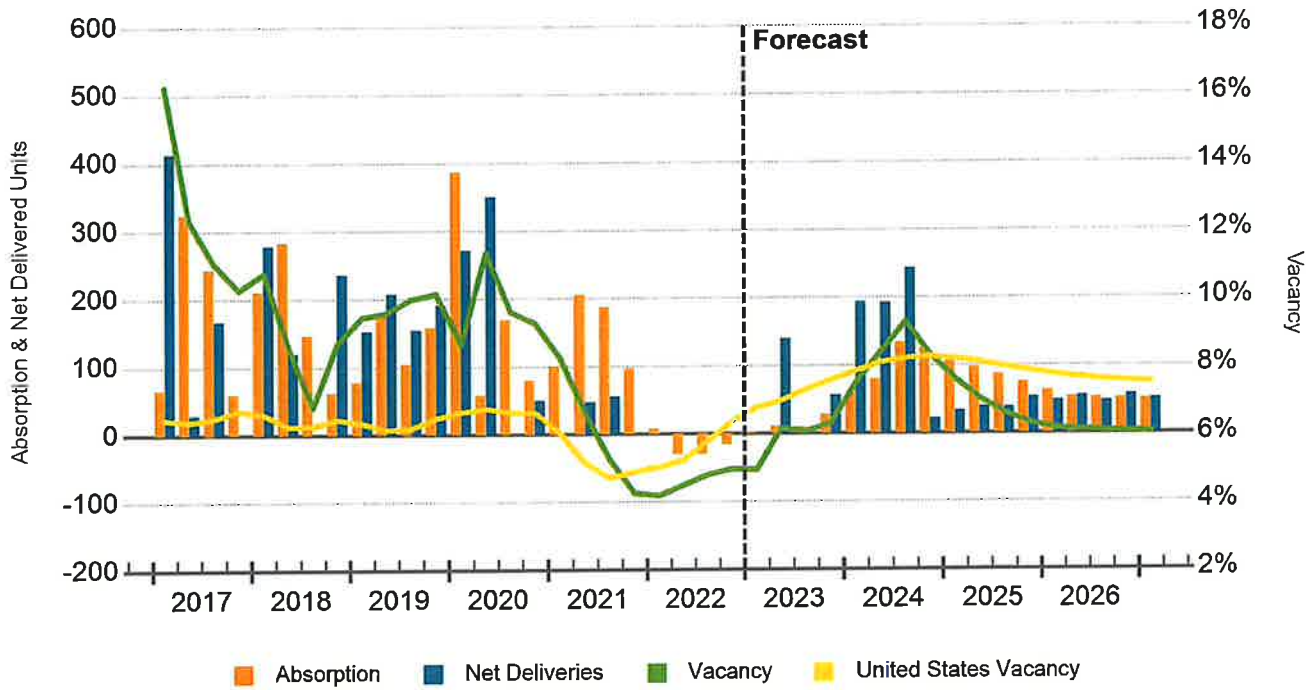
## KEY INDICATORS

Current Quarter	Units	Vacancy Rate	Asking Rent	Effective Rent	Absorption Units	Delivered Units	Under Constr Units
4 & 5 Star	4,291	4.7%	\$1,632	\$1,621	8	0	192
3 Star	3,956	4.3%	\$1,304	\$1,298	1	0	627
1 & 2 Star	1,632	6.9%	\$980	\$974	1	0	0
<b>Market</b>	<b>9,879</b>	<b>4.9%</b>	<b>\$1,428</b>	<b>\$1,419</b>	<b>10</b>	<b>0</b>	<b>819</b>

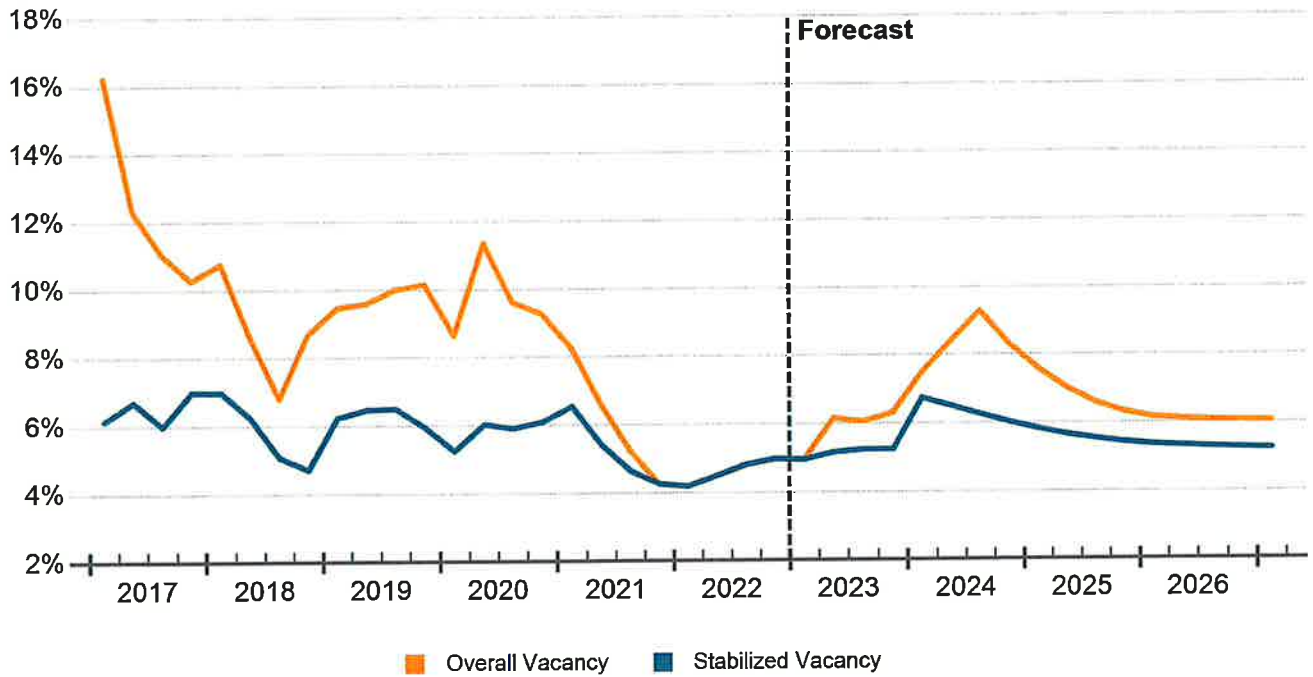
  

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	0.7%	7.1%	6.7%	16.2%	2017 Q1	4.2%	2022 Q1
Absorption Units	(65)	244	222	838	2018 Q1	(72)	2022 Q4
Delivered Units	0	252	270	1,235	2017 Q1	0	2022 Q4
Demolished Units	0	2	2	54	2015 Q3	0	2022 Q4
Asking Rent Growth (YOY)	2.8%	1.5%	1.9%	8.1%	2022 Q2	-2.4%	2009 Q4
Effective Rent Growth (YOY)	2.6%	1.5%	1.9%	8.9%	2022 Q2	-3.3%	2017 Q3
Sales Volume	\$221M	\$55.6M	N/A	\$403.8M	2022 Q2	\$0	2012 Q3

## ABSORPTION, NET DELIVERIES & VACANCY

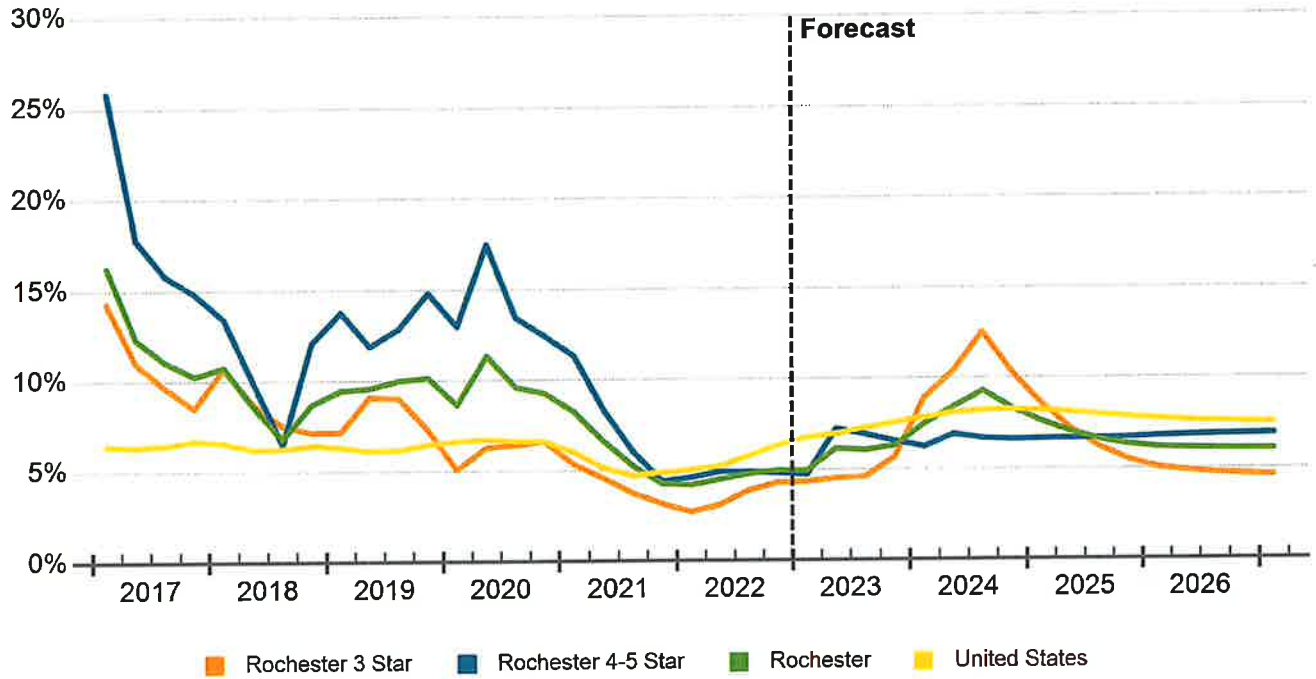


## OVERALL & STABILIZED VACANCY

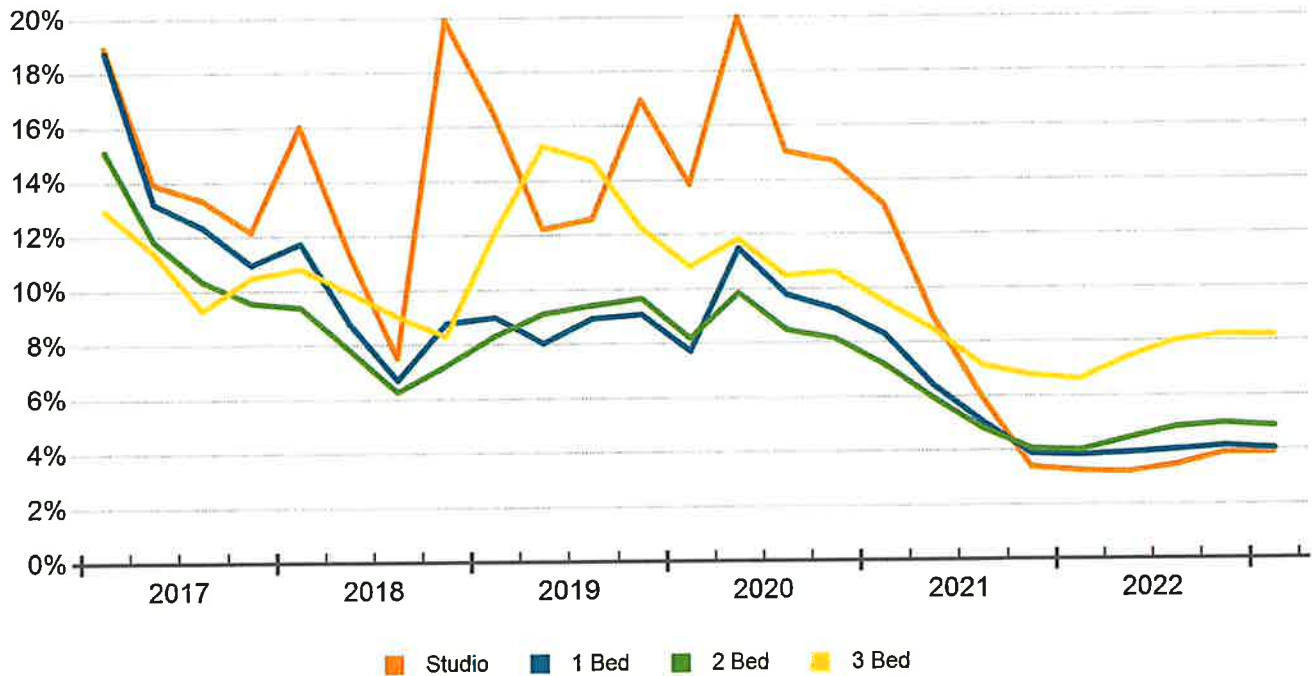


# Vacancy

## VACANCY RATE

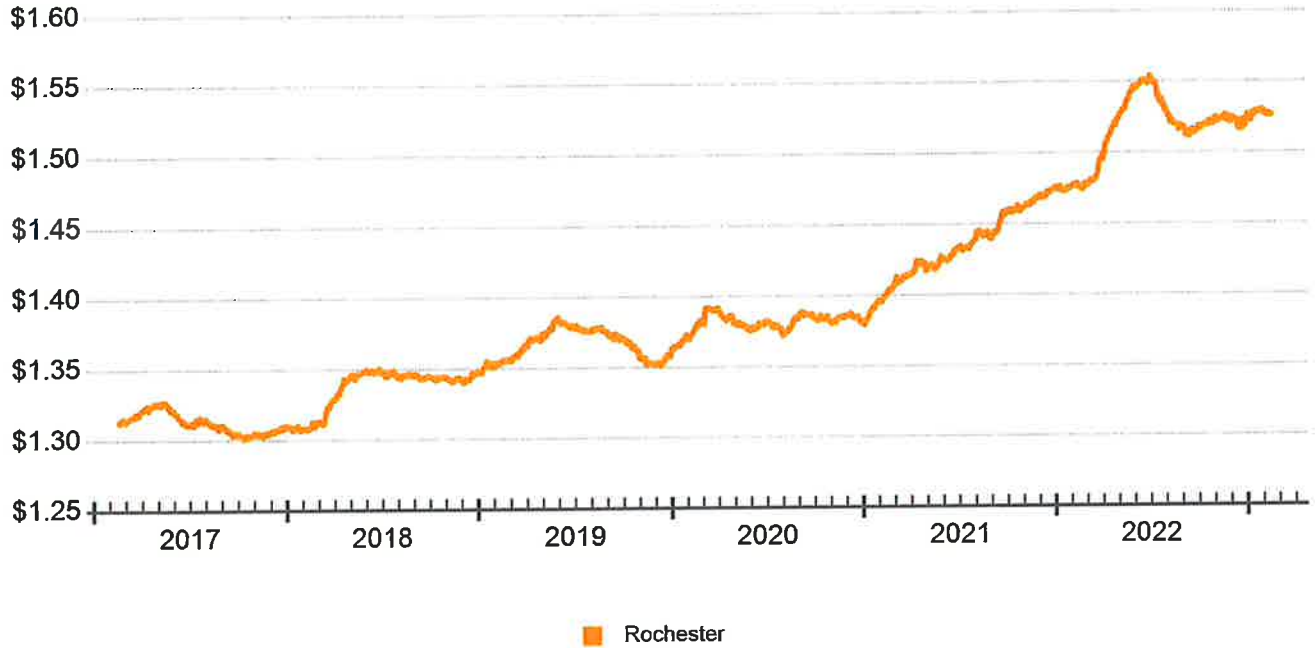


## VACANCY BY BEDROOM

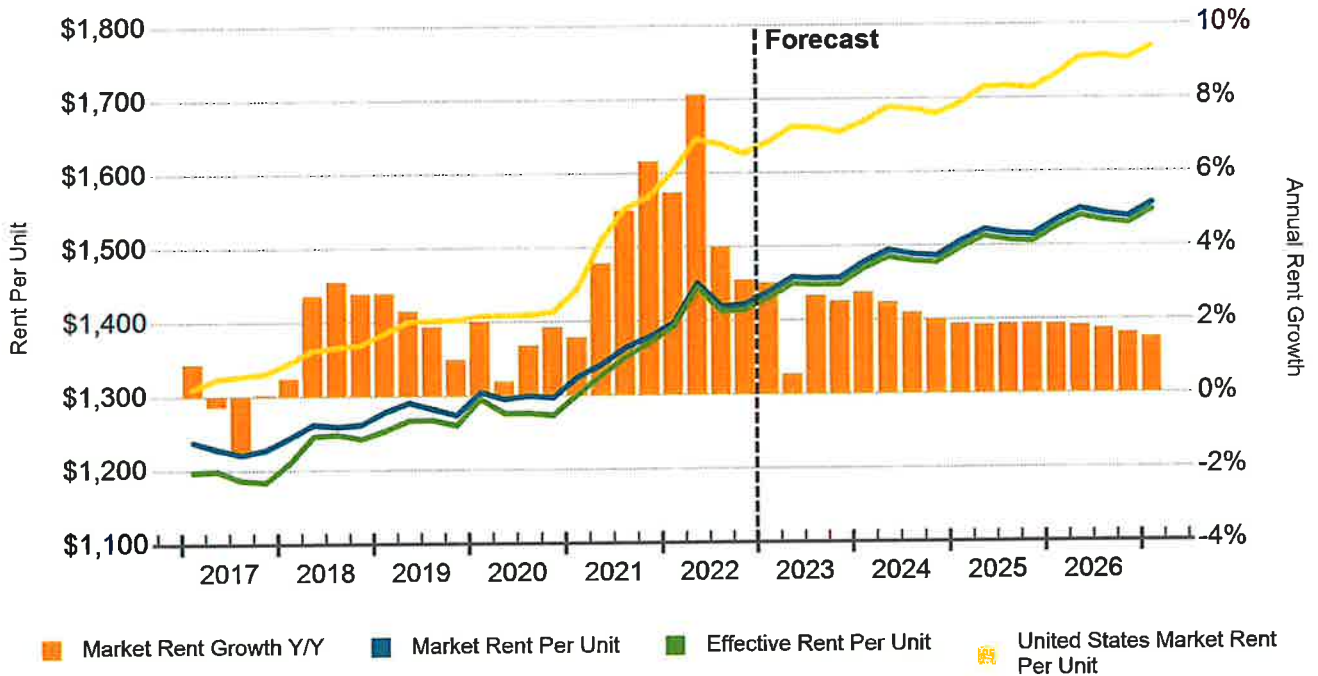


# Rent

## DAILY ASKING RENT PER SF



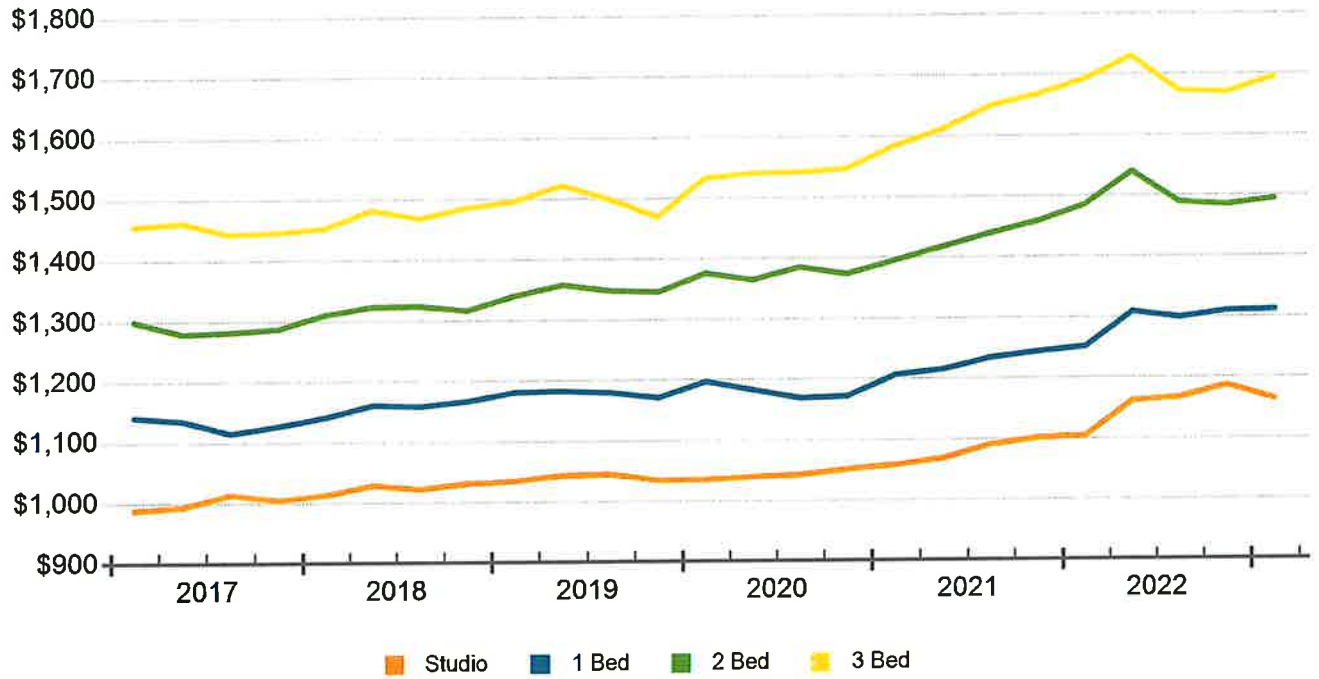
## MARKET RENT PER UNIT & RENT GROWTH



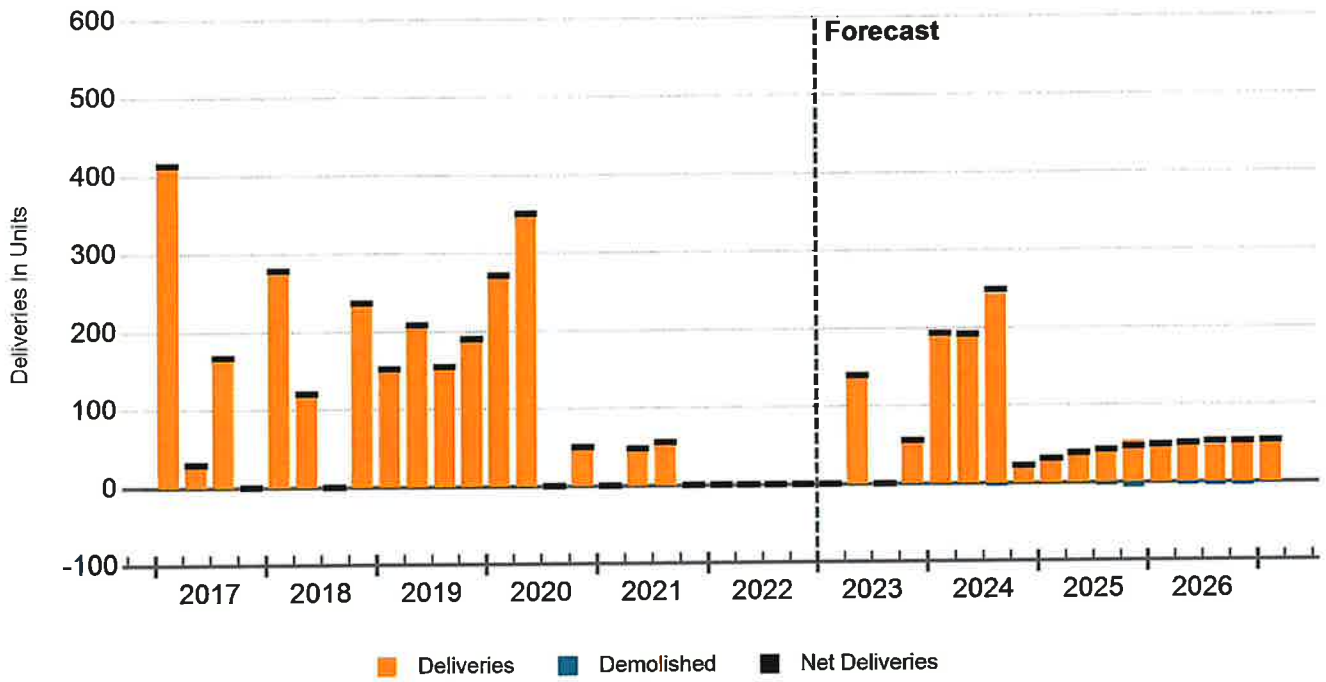
# Rent

Rochester Multi-Family

## MARKET RENT PER UNIT BY BEDROOM



## DELIVERIES & DEMOLITIONS



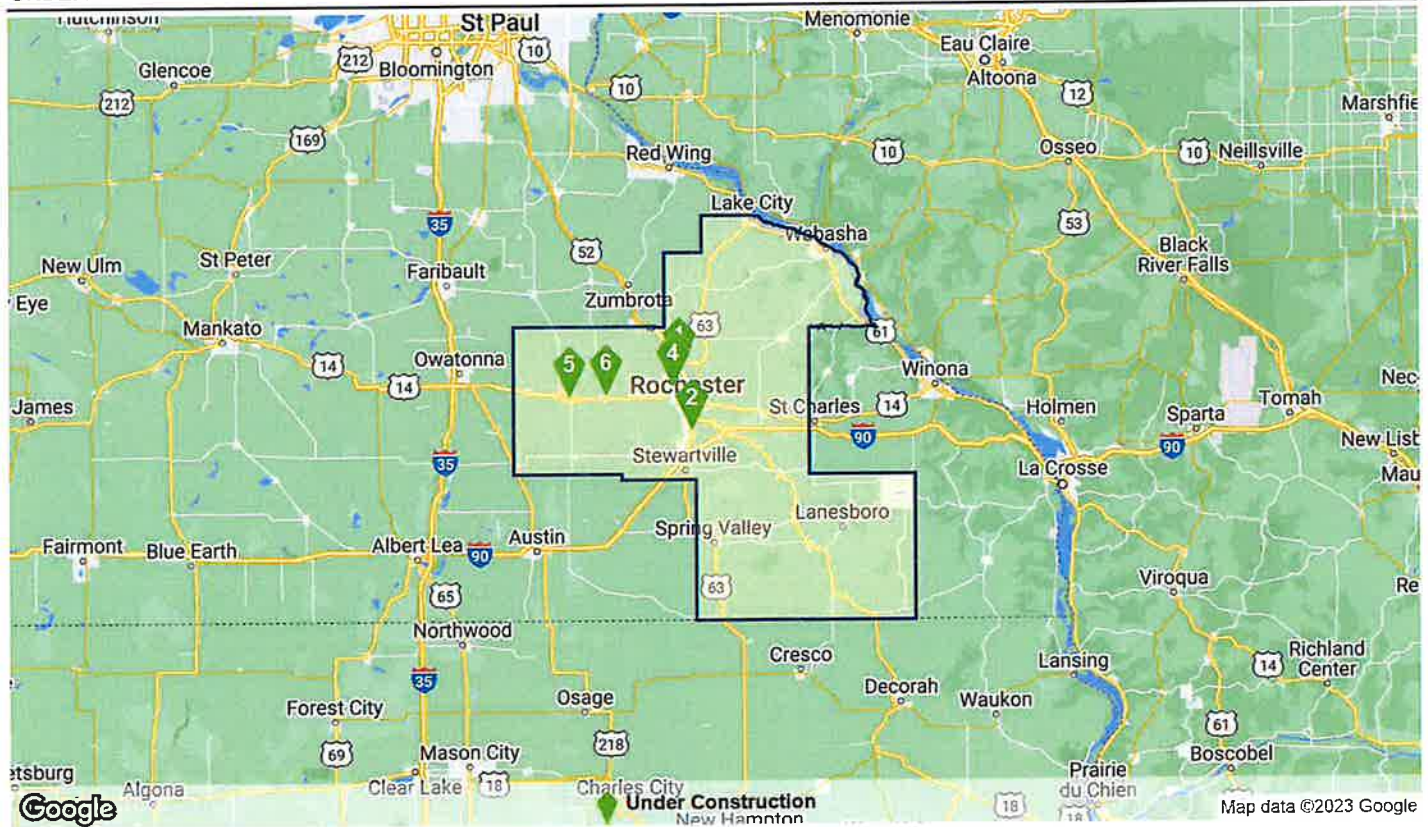


# Under Construction Properties

Rochester Multi-Family

Properties	Units	Percent of Inventory	Avg. No. Units
<b>6</b>	<b>819</b>	<b>8.3%</b>	<b>137</b>

## UNDER CONSTRUCTION PROPERTIES



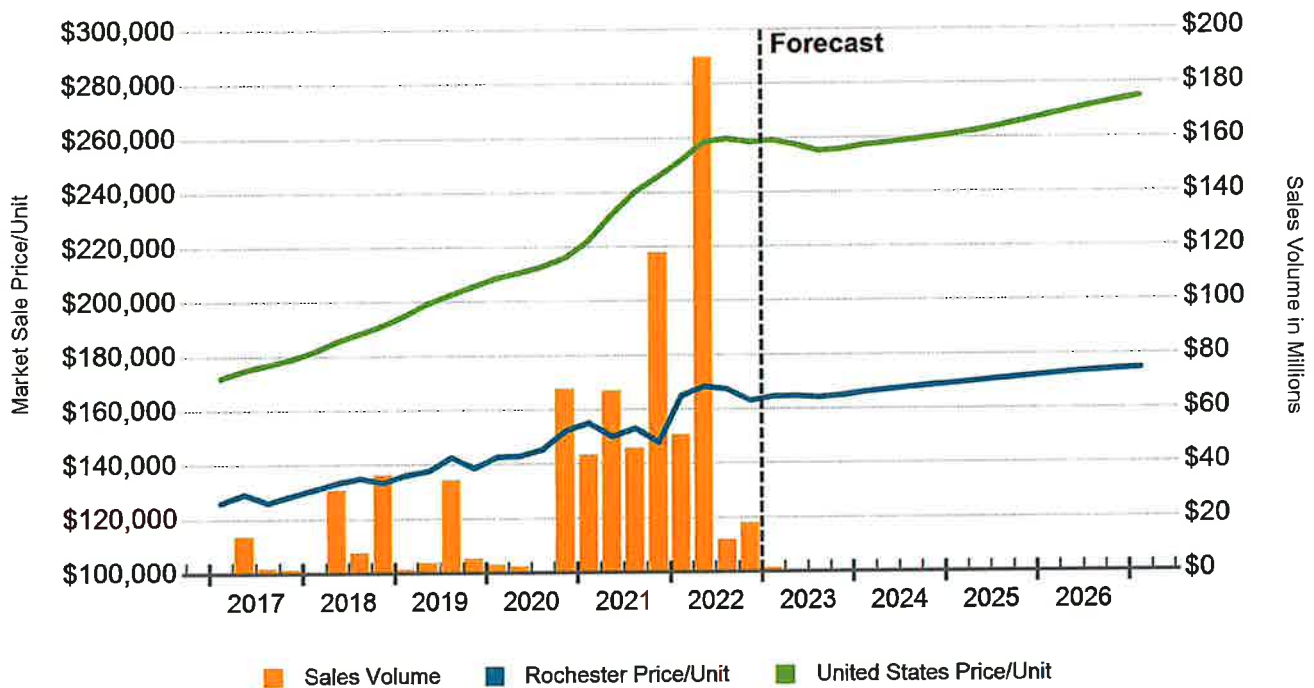
## UNDER CONSTRUCTION

Property Name/Address	Rating	Units	Stories	Start	Complete	Developer/Owner
1 <b>The Lodge at Overland</b> 6980 Bandel Rd NW	★★★★☆	237	3	Aug 2022	Apr 2023	Redhawk Multifamily Trilogy Real Estate Group
2 <b>SoRoc on Maine - Phase II</b> 4850 Maine Ave SE	★★★★☆	194	3	Oct 2022	Mar 2024	Centerspace Harvest Holdings Llc
3 <b>41st St Apartments</b> 3345 41st St NW	★★★★☆	140	4	Jul 2022	May 2023	- -
4 <b>Tech Park 2</b> 2712 Commerce Dr NW	★★★★☆	140	2	Aug 2022	Aug 2023	- -
5 <b>Dodger 56</b> 104 1st St NW	★★★★☆	56	3	Apr 2022	Apr 2023	- Jack Walston
6 <b>The Park</b> 800 3rd St SW	★★★★☆	52	3	May 2022	Jul 2023	- -

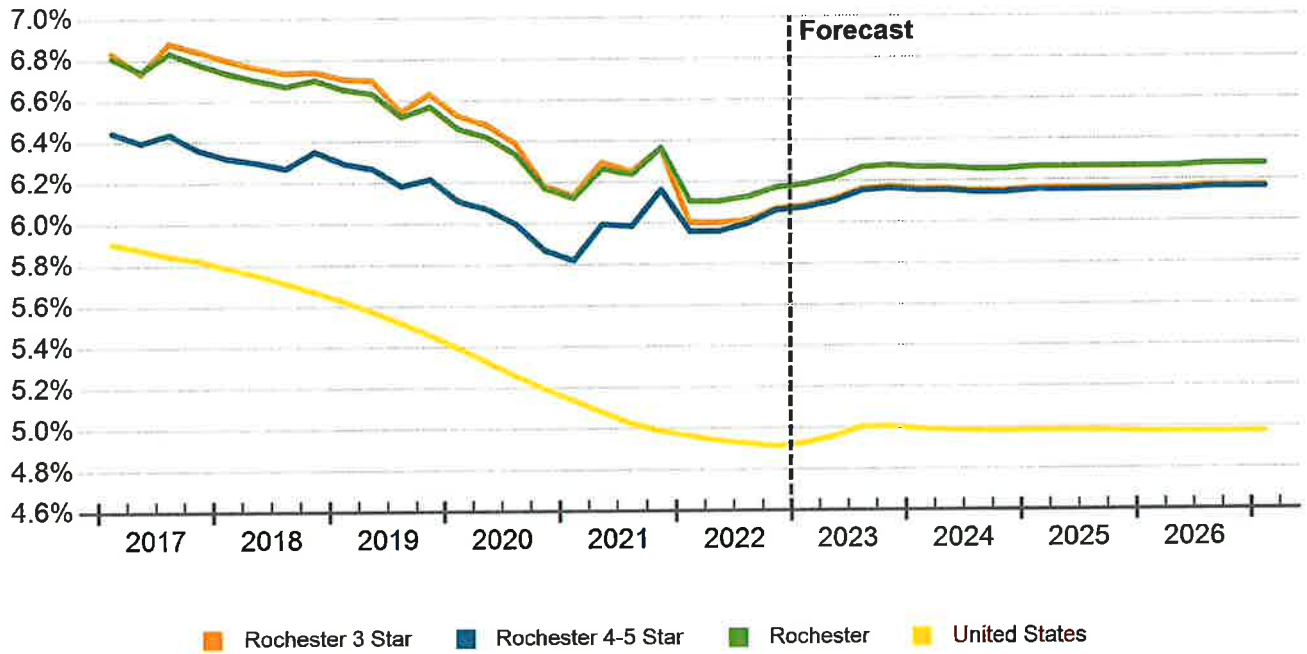
Rochester is a midsized apartment market where transaction activity checked in at 13 market-rate deals in the past 12 months, which was below average for its peer set. That was more of the same for the market, with deal flow keeping pace with what was typical over the previous five years. Annual sales volume has averaged \$140 million over the past five years, and the 12-month high in investment volume hit \$404 million over that stretch. In the past 12 months specifically, \$243 million worth of multifamily assets sold. A sale for a Class A community in the metro majorly influenced that sales volume in the past year.

Market pricing, derived from the estimated price movement of all market-rate properties in the region, sat around \$160,000/unit during the first quarter of 2023. That figure hasn't changed much in the past year, and the price is a significant discount compared with the overall multifamily average for the United States. The market cap rate has ticked up in the past 12 months, and the cap rate is structurally higher here than those across the country. While the cap rate has increased from this time last year, it remains below the five-year average for Rochester.

SALES VOLUME & MARKET SALE PRICE PER UNIT



MARKET CAP RATE

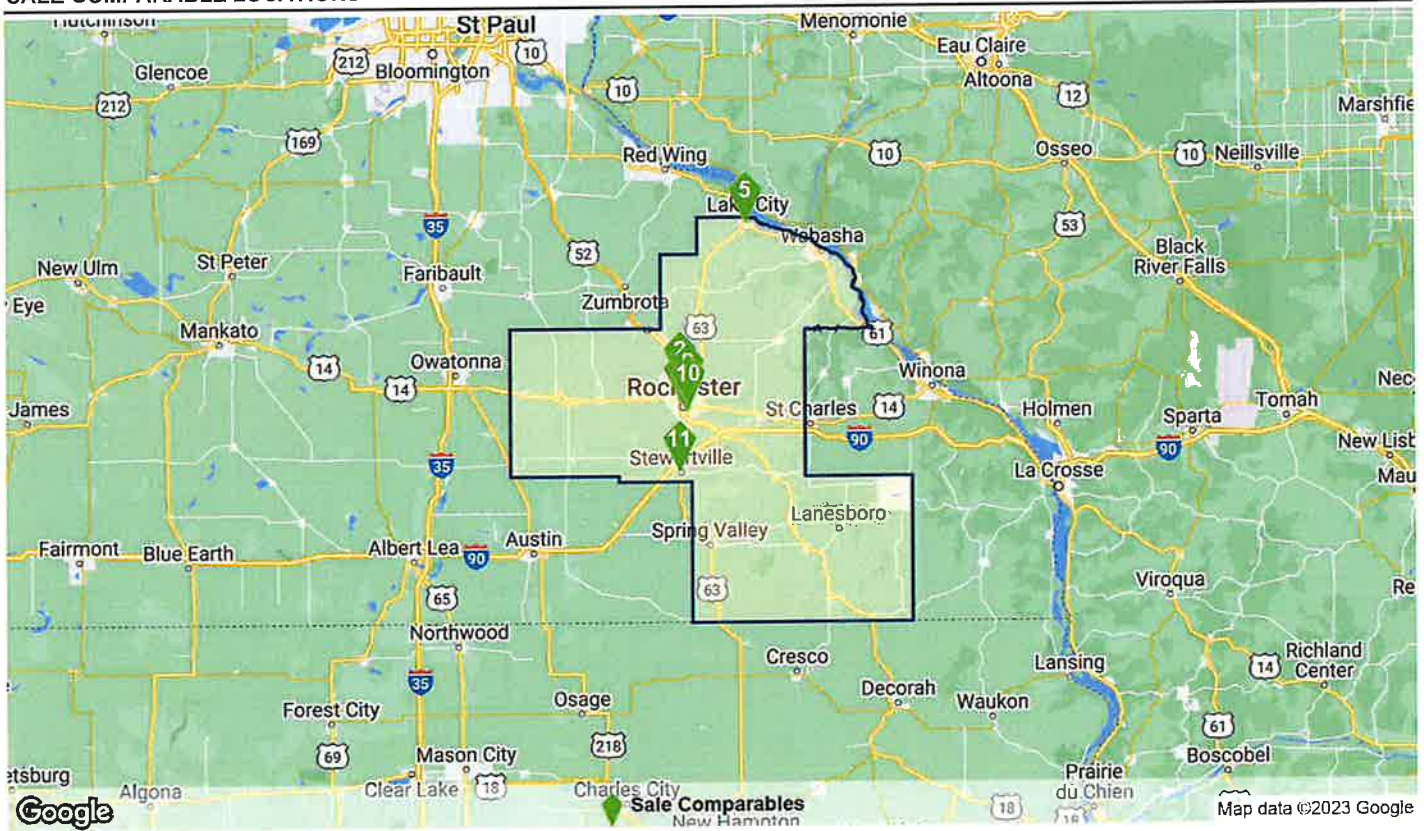


# Sales Past 12 Months

## Rochester Multi-Family

Sale Comparables	Avg. Price/Unit (thous.)	Average Price (mil.)	Average Vacancy at Sale
<b>11</b>	<b>\$347</b>	<b>\$20.1</b>	<b>5.4%</b>

### SALE COMPARABLE LOCATIONS



### SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$411,382	\$20,068,190	\$1,550,000	\$187,600,000
Price/Unit	\$43,812	\$347,091	\$121,768	\$536,000
Cap Rate	5.5%	6.1%	6.3%	6.5%
Vacancy Rate At Sale	0%	5.4%	5.6%	8.3%
Time Since Sale in Months	1.1	5.9	5.4	10.5
Property Attributes	Low	Average	Median	High
Property Size in Units	5	57	18	350
Number of Floors	1	3	2	13
Average Unit SF	351	819	773	1,490
Year Built	1870	1954	1962	2020
Star Rating	★★★★★	★★★★★ 2.5	★★★★★	★★★★★



# Sales Past 12 Months

Rochester Multi-Family

## RECENT SIGNIFICANT SALES

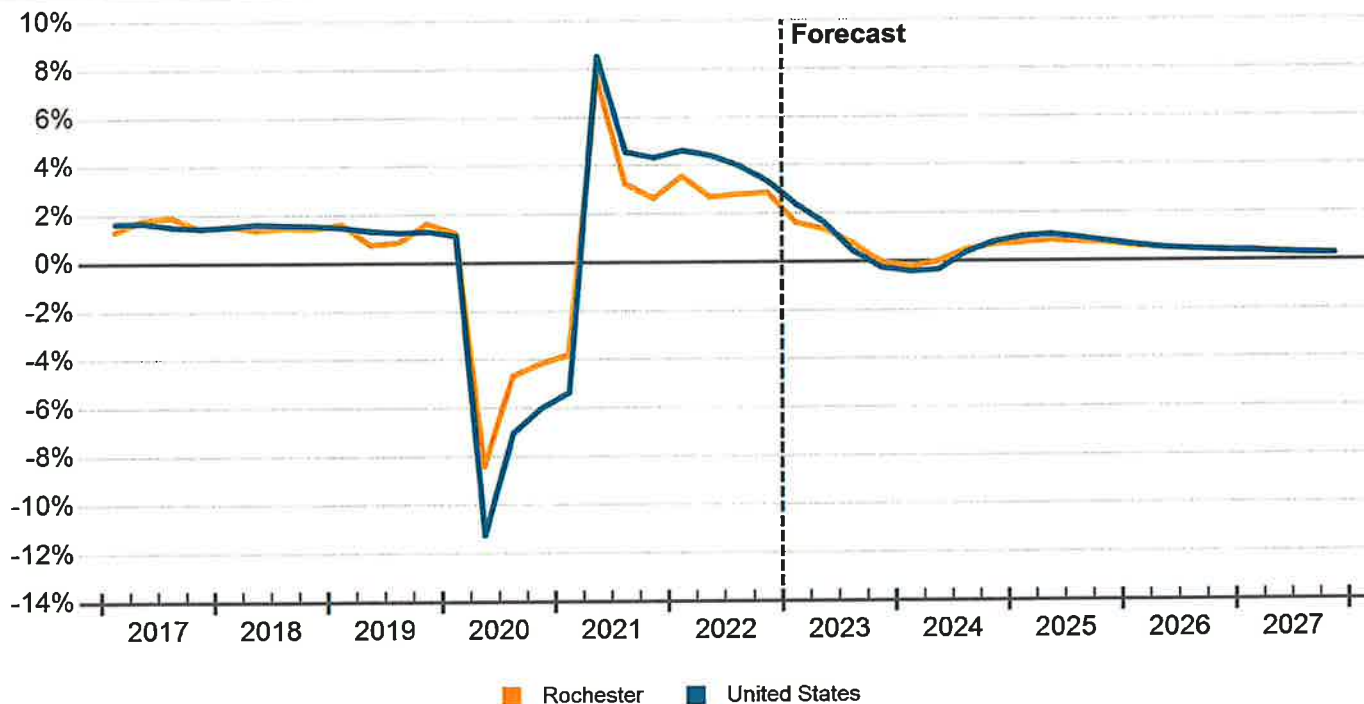
Property Name/Address	Property Information				Sale Information				
	Rating	Yr Built	Units	Vacancy	Sale Date	Price	Price/Unit	Price/SF	
1 The Berkman 217 14th Ave SW	★★★★☆	2020	350	5.7%	4/5/2022	\$187,600,000	\$536,000	\$469	
2 Rochester Heights 1515 41st St NW	★★★☆☆	1975	147	6.1%	12/15/2022	\$17,900,000	\$121,768	\$115	
3 Residences of Old City Hall 224 1st Ave SW	★★★★☆	1930	22	4.6%	9/14/2022	\$5,150,000	\$234,090	\$157	
4 512 3rd Ave SW	★★★☆☆	1962	14	7.1%	7/15/2022	\$2,150,000	\$153,571	\$248	
5 1003-1013 W Dwelle St	★★★☆☆	1970	24	0%	9/30/2022	\$1,700,000	\$70,833	\$135	
6 200 18th St SW	★★★☆☆	1959	12	8.3%	9/14/2022	\$1,550,000	\$129,166	\$125	
7 Regency Apartments 513 2nd St NW	★★★★☆	1963	20	5.0%	1/17/2023	\$1,420,095	\$71,004	\$109	
8 1541-1545 2nd Ave NE	★★★☆☆	1958	16	6.3%	4/28/2022	\$1,330,000	\$83,125	\$108	
9 105 Main St S	★★★★☆	1870	18	5.6%	9/9/2022	\$788,618	\$43,812	\$69	
10 305 10th St SE	★★★☆☆	1928	5	0%	6/2/2022	\$750,000	\$150,000	\$140	
11 102 2nd Ave	★★★★☆	1964	8	0%	9/9/2022	\$411,382	\$51,422	\$69	

### ROCHESTER EMPLOYMENT BY INDUSTRY IN THOUSANDS

Industry	CURRENT JOBS		CURRENT GROWTH		10 YR HISTORICAL		5 YR FORECAST	
	Jobs	LQ	Market	US	Market	US	Market	US
Manufacturing	10	0.9	2.11%	2.94%	-1.35%	0.78%	0.51%	-0.03%
Trade, Transportation and Utilities	18	0.7	3.00%	1.51%	-0.01%	1.18%	-0.03%	0.08%
Retail Trade	12	1.0	3.35%	0.58%	0.16%	0.55%	0.08%	0.08%
Financial Activities	3	0.4	-2.93%	1.55%	0.01%	1.40%	-0.09%	0.09%
Government	13	0.7	1.30%	1.24%	0.57%	0.24%	0.87%	0.55%
Natural Resources, Mining and Construction	5	0.8	-0.37%	3.16%	3.55%	2.46%	0.18%	0.23%
Education and Health Services	55	2.7	2.15%	3.63%	1.88%	1.72%	0.35%	0.55%
Professional and Business Services	7	0.4	1.05%	2.88%	1.64%	2.10%	-0.52%	0.35%
Information	1	0.5	2.71%	5.12%	-3.46%	1.35%	-0.34%	0.21%
Leisure and Hospitality	11	0.8	4.88%	5.85%	1.24%	1.37%	1.45%	1.07%
Other Services	4	0.8	3.00%	2.92%	0.15%	0.58%	0.26%	0.34%
<b>Total Employment</b>	<b>127</b>	<b>1.0</b>	<b>2.16%</b>	<b>2.78%</b>	<b>1.00%</b>	<b>1.29%</b>	<b>0.39%</b>	<b>0.38%</b>

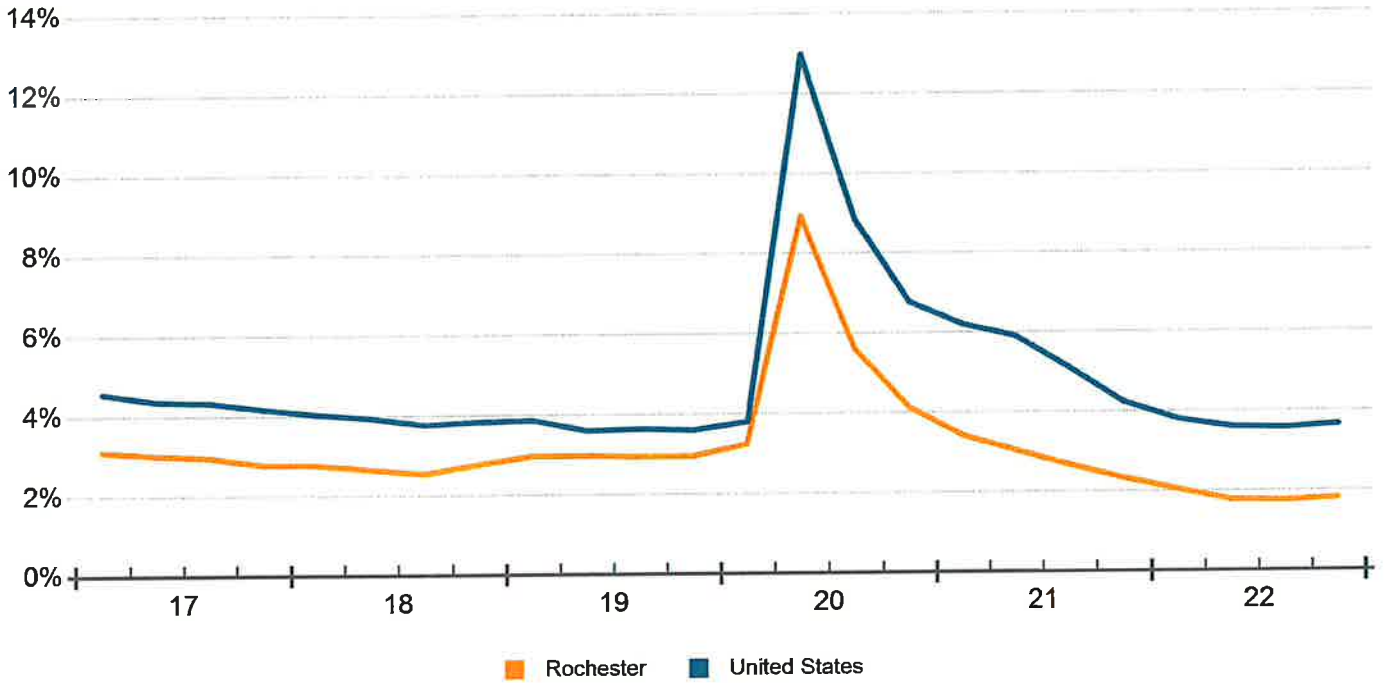
Source: Oxford Economics  
LQ = Location Quotient

### JOB GROWTH (YOY)

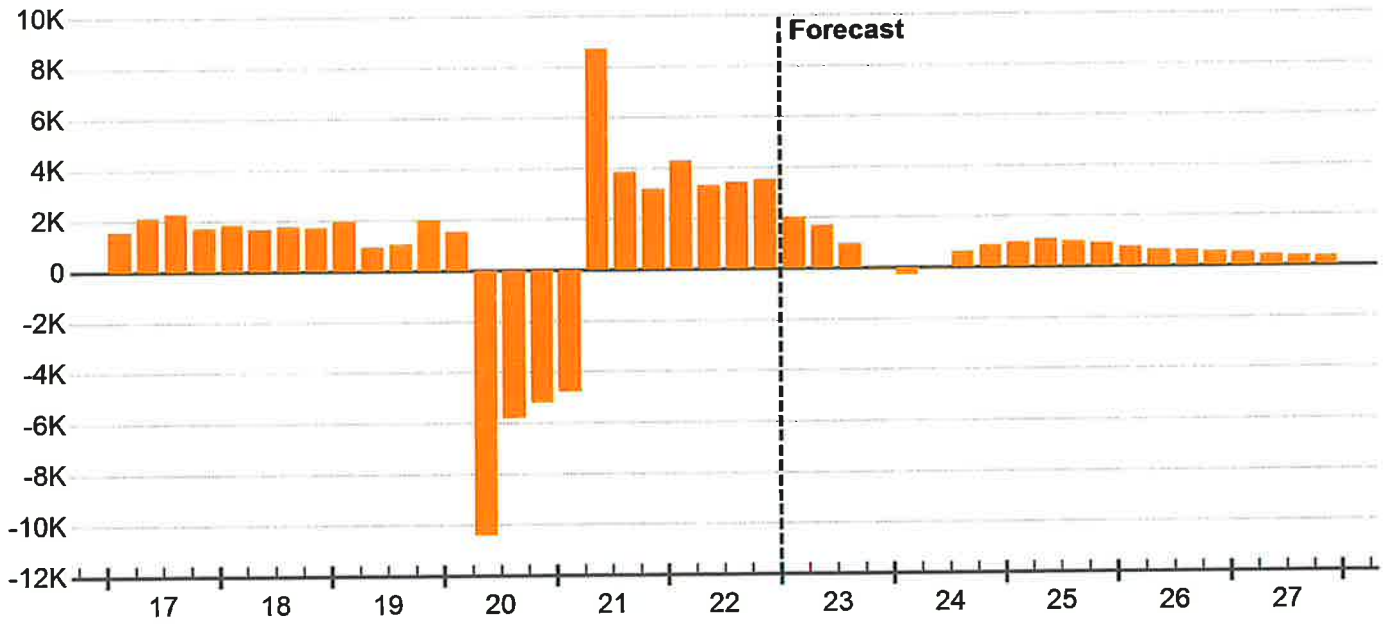


Source: Oxford Economics

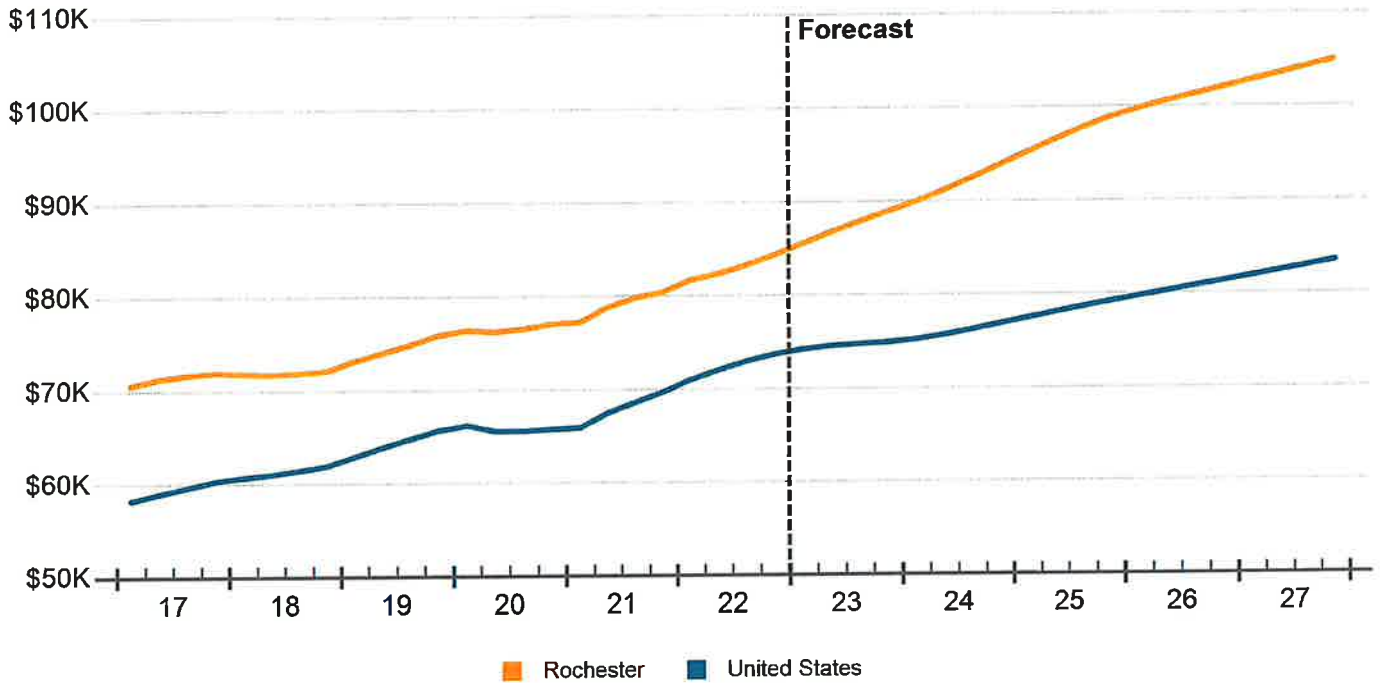
UNEMPLOYMENT RATE (%)



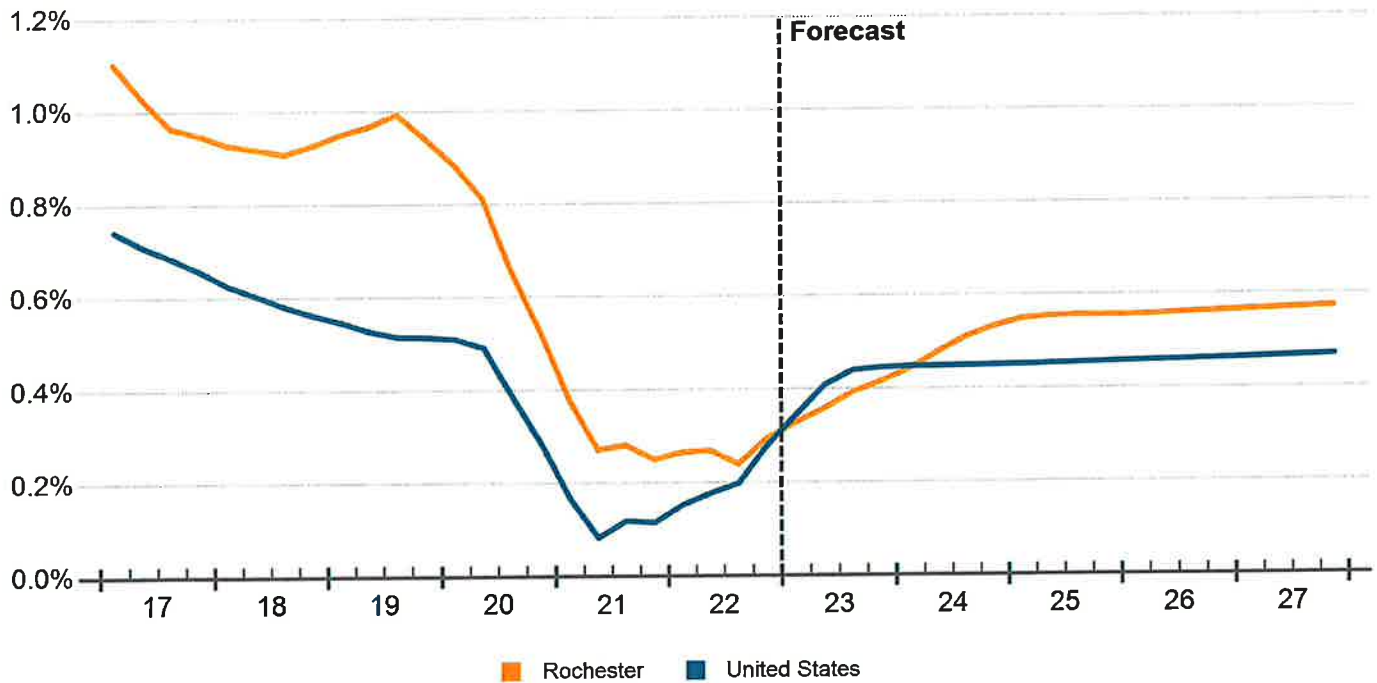
NET EMPLOYMENT CHANGE (YOY)



## MEDIAN HOUSEHOLD INCOME

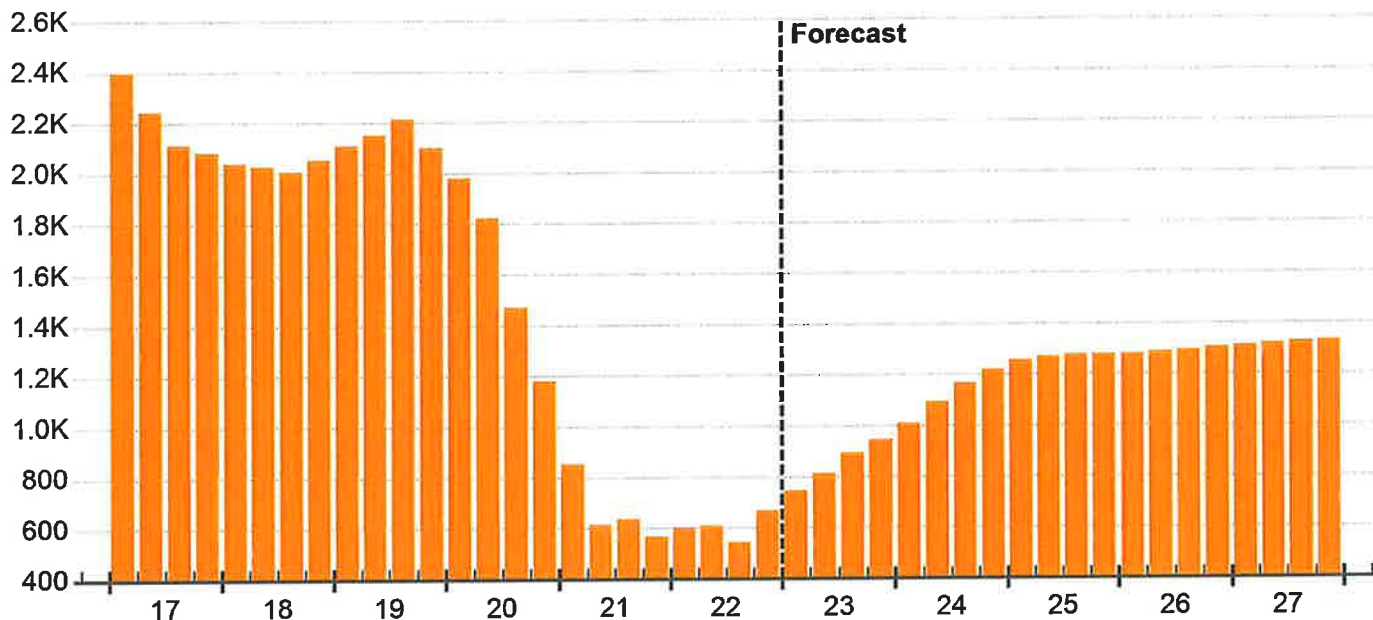


## POPULATION GROWTH (YOY %)





## NET POPULATION CHANGE (YOY)

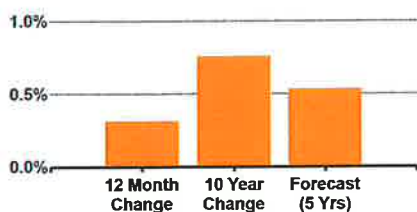


## DEMOGRAPHIC TRENDS

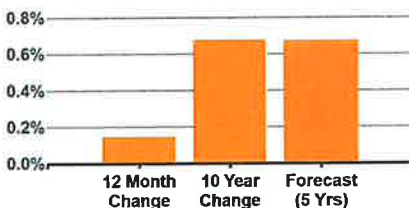
Demographic Category	Current Level		12 Month Change		10 Year Change		5 Year Forecast	
	Metro	US	Metro	US	Metro	US	Metro	US
Population	228,052	333,139,188	0.3%	0.3%	0.8%	0.5%	0.5%	0.5%
Households	92,208	129,251,133	0.9%	0.9%	1.3%	0.8%	0.7%	0.6%
Median Household Income	\$85,023	\$73,992	4.8%	5.0%	3.4%	3.7%	4.4%	2.5%
Labor Force	127,567	165,015,125	0.1%	1.1%	0.7%	0.6%	0.7%	0.4%
Unemployment	1.8%	3.7%	-0.4%	-0.3%	-0.3%	-0.4%	-	-

Source: Oxford Economics

### POPULATION GROWTH



### LABOR FORCE GROWTH



### INCOME GROWTH



Source: Oxford Economics

### OVERALL SUPPLY & DEMAND

Year	Inventory			Absorption		
	Units	Growth	% Growth	Units	% of Inv	Construction Ratio
2027	11,296	211	1.9%	197	1.7%	1.1
2026	11,085	201	1.8%	217	2.0%	0.9
2025	10,884	158	1.5%	362	3.3%	0.4
2024	10,726	653	6.5%	396	3.7%	1.6
2023	10,073	194	2.0%	47	0.5%	4.1
YTD	9,879	0	0%	10	0.1%	0
2022	9,879	0	0%	(72)	-0.7%	0
2021	9,879	102	1.0%	592	6.0%	0.2
2020	9,777	671	7.4%	692	7.1%	1.0
2019	9,106	704	8.4%	518	5.7%	1.4
2018	8,402	634	8.2%	704	8.4%	0.9
2017	7,768	609	8.5%	693	8.9%	0.9
2016	7,159	866	13.8%	424	5.9%	2.0
2015	6,293	505	8.7%	338	5.4%	1.5
2014	5,788	21	0.4%	68	1.2%	0.3
2013	5,767	82	1.4%	27	0.5%	3.0
2012	5,685	10	0.2%	23	0.4%	0.4
2011	5,675	24	0.4%	66	1.2%	0.4

### 4 & 5 STAR SUPPLY & DEMAND

Year	Inventory			Absorption		
	Units	Growth	% Growth	Units	% of Inv	Construction Ratio
2027	5,096	214	4.4%	198	3.9%	1.1
2026	4,882	205	4.4%	182	3.7%	1.1
2025	4,677	161	3.6%	145	3.1%	1.1
2024	4,516	85	1.9%	78	1.7%	1.1
2023	4,431	140	3.3%	57	1.3%	2.5
YTD	4,291	0	0%	8	0.2%	0
2022	4,291	0	0%	(21)	-0.5%	0
2021	4,291	55	1.3%	395	9.2%	0.1
2020	4,236	621	17.2%	632	14.9%	1.0
2019	3,615	496	15.9%	345	9.5%	1.4
2018	3,119	448	16.8%	469	15.0%	1.0
2017	2,671	225	9.2%	424	15.9%	0.5
2016	2,446	866	54.8%	471	19.3%	1.8
2015	1,580	397	33.6%	256	16.2%	1.6
2014	1,183	39	3.4%	68	5.7%	0.6
2013	1,144	62	5.7%	30	2.6%	2.1
2012	1,082	0	0%	10	0.9%	0
2011	1,082	0	0%	10	0.9%	0

### 3 STAR SUPPLY & DEMAND

Year	Inventory			Absorption		
	Units	Growth	% Growth	Units	% of Inv	Construction Ratio
2027	4,583	0	0%	3	0.1%	0
2026	4,583	0	0%	39	0.9%	0
2025	4,583	0	0%	221	4.8%	0
2024	4,583	571	14.2%	325	7.1%	1.8
2023	4,012	56	1.4%	(2)	0%	-
YTD	3,956	0	0%	1	0%	0
2022	3,956	0	0%	(44)	-1.1%	0
2021	3,956	47	1.2%	183	4.6%	0.3
2020	3,909	50	1.3%	75	1.9%	0.7
2019	3,859	208	5.7%	187	4.8%	1.1
2018	3,651	186	5.4%	220	6.0%	0.8
2017	3,465	384	12.5%	280	8.1%	1.4
2016	3,081	0	0%	(26)	-0.8%	0
2015	3,081	108	3.6%	87	2.8%	1.2
2014	2,973	12	0.4%	28	0.9%	0.4
2013	2,961	0	0%	(19)	-0.6%	0
2012	2,961	10	0.3%	0	0%	-
2011	2,951	24	0.8%	44	1.5%	0.5

### 1 & 2 STAR SUPPLY & DEMAND

Year	Inventory			Absorption		
	Units	Growth	% Growth	Units	% of Inv	Construction Ratio
2027	1,617	(3)	-0.2%	(4)	-0.2%	0.8
2026	1,620	(4)	-0.2%	(4)	-0.2%	1.0
2025	1,624	(3)	-0.2%	(4)	-0.2%	0.8
2024	1,627	(3)	-0.2%	(7)	-0.4%	0.4
2023	1,630	(2)	-0.1%	(8)	-0.5%	0.3
YTD	1,632	0	0%	1	0.1%	0
2022	1,632	0	0%	(7)	-0.4%	0
2021	1,632	0	0%	14	0.9%	0
2020	1,632	0	0%	(15)	-0.9%	0
2019	1,632	0	0%	(14)	-0.9%	0
2018	1,632	0	0%	15	0.9%	0
2017	1,632	0	0%	(11)	-0.7%	0
2016	1,632	0	0%	(21)	-1.3%	0
2015	1,632	0	0%	(5)	-0.3%	0
2014	1,632	(30)	-1.8%	(28)	-1.7%	1.1
2013	1,662	20	1.2%	16	1.0%	1.3
2012	1,642	0	0%	13	0.8%	0
2011	1,642	0	0%	12	0.7%	0

### OVERALL VACANCY & RENT

Year	Vacancy			Market Rent				Effective Rents	
	Units	Percent	Ppts Chg	Per Unit	Per SF	% Growth	Ppts Chg	Units	Per SF
2027	687	6.1%	0	\$1,556	\$1.67	1.1%	(0.5)	\$1,547	\$1.66
2026	671	6.1%	(0.3)	\$1,539	\$1.65	1.6%	(0.3)	\$1,530	\$1.64
2025	687	6.3%	(2.0)	\$1,514	\$1.62	1.9%	(0.1)	\$1,505	\$1.61
2024	893	8.3%	2.0	\$1,486	\$1.59	2.0%	(0.5)	\$1,478	\$1.58
2023	636	6.3%	1.3	\$1,457	\$1.56	2.5%	(0.6)	\$1,449	\$1.55
YTD	482	4.9%	(0.1)	\$1,428	\$1.53	2.8%	(0.3)	\$1,419	\$1.52
2022	490	5.0%	0.7	\$1,422	\$1.52	3.1%	(3.2)	\$1,414	\$1.51
2021	420	4.3%	(5.0)	\$1,379	\$1.47	6.3%	4.5	\$1,371	\$1.46
2020	907	9.3%	(0.9)	\$1,297	\$1.38	1.8%	0.9	\$1,273	\$1.36
2019	924	10.2%	1.5	\$1,274	\$1.36	1.0%	(1.8)	\$1,260	\$1.34
2018	730	8.7%	(1.6)	\$1,262	\$1.35	2.8%	2.7	\$1,242	\$1.33
2017	798	10.3%	(2.0)	\$1,228	\$1.31	0%	(0.5)	\$1,184	\$1.26
2016	881	12.3%	5.3	\$1,227	\$1.31	0.5%	(2.4)	\$1,199	\$1.28
2015	439	7.0%	2.3	\$1,221	\$1.30	2.9%	1.3	\$1,206	\$1.29
2014	272	4.7%	(0.8)	\$1,186	\$1.27	1.7%	0.5	\$1,176	\$1.26
2013	319	5.5%	0.9	\$1,167	\$1.25	1.2%	(0.3)	\$1,127	\$1.20
2012	261	4.6%	(0.2)	\$1,153	\$1.23	1.5%	0.6	\$1,147	\$1.22
2011	274	4.8%	(0.7)	\$1,136	\$1.21	0.9%	-	\$1,129	\$1.20

### 4 & 5 STAR VACANCY & RENT

Year	Vacancy			Market Rent				Effective Rents	
	Units	Percent	Ppts Chg	Per Unit	Per SF	% Growth	Ppts Chg	Units	Per SF
2027	353	6.9%	0.1	\$1,781	\$1.91	1.1%	(0.5)	\$1,770	\$1.90
2026	335	6.9%	0.2	\$1,762	\$1.89	1.5%	(0.3)	\$1,751	\$1.88
2025	313	6.7%	0.1	\$1,736	\$1.86	1.9%	(0.3)	\$1,724	\$1.85
2024	298	6.6%	0.1	\$1,704	\$1.83	2.1%	(0.5)	\$1,693	\$1.81
2023	290	6.5%	1.7	\$1,668	\$1.79	2.6%	0.8	\$1,657	\$1.78
YTD	200	4.7%	(0.2)	\$1,632	\$1.75	2.3%	0.5	\$1,621	\$1.74
2022	207	4.8%	0.4	\$1,625	\$1.74	1.9%	(5.4)	\$1,615	\$1.73
2021	189	4.4%	(8.0)	\$1,596	\$1.71	7.3%	6.2	\$1,584	\$1.70
2020	527	12.4%	(2.4)	\$1,488	\$1.59	1.0%	(0.7)	\$1,452	\$1.56
2019	536	14.8%	2.8	\$1,472	\$1.58	1.7%	(0.8)	\$1,447	\$1.55
2018	376	12.1%	(2.8)	\$1,447	\$1.55	2.6%	3.3	\$1,421	\$1.52
2017	396	14.8%	(9.4)	\$1,411	\$1.51	-0.8%	(0.2)	\$1,353	\$1.45
2016	593	24.2%	11.8	\$1,422	\$1.52	-0.6%	(3.2)	\$1,379	\$1.48
2015	196	12.4%	7.7	\$1,430	\$1.53	2.6%	1.0	\$1,409	\$1.51
2014	56	4.7%	(2.7)	\$1,393	\$1.49	1.6%	0.8	\$1,387	\$1.49
2013	85	7.4%	2.5	\$1,371	\$1.47	0.8%	(0.7)	\$1,311	\$1.40
2012	53	4.9%	(0.9)	\$1,361	\$1.46	1.4%	0.4	\$1,354	\$1.45
2011	63	5.8%	(0.9)	\$1,341	\$1.44	1.0%	-	\$1,332	\$1.43

### 3 STAR VACANCY & RENT

Year	Vacancy			Market Rent				Effective Rents	
	Units	Percent	Ppts Chg	Per Unit	Per SF	% Growth	Ppts Chg	Units	Per SF
2027	211	4.6%	(0.1)	\$1,420	\$1.47	1.3%	(0.5)	\$1,414	\$1.46
2026	214	4.7%	(0.8)	\$1,402	\$1.45	1.7%	(0.2)	\$1,396	\$1.44
2025	252	5.5%	(4.8)	\$1,378	\$1.42	1.9%	0.1	\$1,372	\$1.42
2024	473	10.3%	4.7	\$1,352	\$1.40	1.8%	(0.6)	\$1,346	\$1.39
2023	227	5.7%	1.4	\$1,328	\$1.37	2.4%	(2.7)	\$1,322	\$1.37
YTD	169	4.3%	0	\$1,304	\$1.34	3.6%	(1.5)	\$1,298	\$1.34
2022	170	4.3%	1.1	\$1,297	\$1.34	5.1%	0.1	\$1,293	\$1.33
2021	125	3.2%	(3.5)	\$1,234	\$1.27	5.0%	2.2	\$1,229	\$1.27
2020	259	6.6%	(0.7)	\$1,174	\$1.21	2.8%	3.1	\$1,159	\$1.19
2019	282	7.3%	0.1	\$1,142	\$1.17	-0.3%	(3.8)	\$1,140	\$1.17
2018	262	7.2%	(1.3)	\$1,145	\$1.18	3.5%	2.6	\$1,131	\$1.16
2017	295	8.5%	2.3	\$1,107	\$1.14	0.9%	(1.1)	\$1,070	\$1.10
2016	192	6.2%	0.8	\$1,097	\$1.13	2.0%	(1.1)	\$1,079	\$1.11
2015	167	5.4%	0.5	\$1,075	\$1.11	3.1%	1.9	\$1,064	\$1.09
2014	146	4.9%	(0.6)	\$1,043	\$1.07	1.2%	(0.7)	\$1,028	\$1.06
2013	162	5.5%	0.6	\$1,031	\$1.06	1.9%	0.2	\$1,006	\$1.03
2012	143	4.8%	0.3	\$1,012	\$1.04	1.7%	0.8	\$1,006	\$1.03
2011	133	4.5%	(0.7)	\$995	\$1.02	0.9%	-	\$990	\$1.02

### 1 & 2 STAR VACANCY & RENT

Year	Vacancy			Market Rent				Effective Rents	
	Units	Percent	Ppts Chg	Per Unit	Per SF	% Growth	Ppts Chg	Units	Per SF
2027	123	7.6%	0.1	\$1,061	\$1.36	1.0%	(0.5)	\$1,055	\$1.35
2026	122	7.5%	0	\$1,050	\$1.35	1.5%	(0.3)	\$1,044	\$1.34
2025	122	7.5%	0.1	\$1,035	\$1.33	1.8%	(0.1)	\$1,029	\$1.32
2024	121	7.5%	0.2	\$1,017	\$1.31	1.9%	(0.1)	\$1,011	\$1.30
2023	119	7.3%	0.3	\$998	\$1.28	2.0%	0.7	\$992	\$1.28
YTD	113	6.9%	0	\$980	\$1.21	1.5%	0.2	\$974	\$1.20
2022	113	6.9%	0.4	\$979	\$1.21	1.3%	(4.8)	\$973	\$1.20
2021	107	6.5%	(0.9)	\$966	\$1.19	6.1%	3.6	\$961	\$1.19
2020	121	7.4%	0.9	\$910	\$1.12	2.5%	0.4	\$903	\$1.11
2019	106	6.5%	0.9	\$888	\$1.09	2.1%	2.0	\$880	\$1.08
2018	92	5.6%	(0.9)	\$870	\$1.07	0.1%	(1.3)	\$865	\$1.06
2017	107	6.6%	0.7	\$869	\$1.07	1.4%	0.2	\$861	\$1.06
2016	96	5.9%	1.3	\$857	\$1.05	1.1%	(3.3)	\$852	\$1.05
2015	75	4.6%	0.3	\$848	\$1.04	4.4%	(0.9)	\$843	\$1.04
2014	70	4.3%	(0.1)	\$812	\$1	5.3%	4.4	\$807	\$0.99
2013	72	4.4%	0.4	\$771	\$0.94	0.8%	(0.3)	\$766	\$0.94
2012	66	4.0%	(0.8)	\$765	\$0.94	1.1%	0.5	\$761	\$0.93
2011	78	4.8%	(0.8)	\$757	\$0.93	0.6%	-	\$752	\$0.92

### OVERALL SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/Unit	Avg Cap Rate	Price/Unit	Price Index	Cap Rate
2027	-	-	-	-	-	-	\$175,612	218	6.3%
2026	-	-	-	-	-	-	\$174,158	216	6.3%
2025	-	-	-	-	-	-	\$171,582	213	6.3%
2024	-	-	-	-	-	-	\$168,557	209	6.3%
2023	-	-	-	-	-	-	\$164,838	204	6.3%
YTD	1	\$1.4M	0.2%	\$1,420,095	\$71,005	-	\$164,389	204	6.2%
2022	14	\$270M	9.0%	\$19,288,036	\$304,091	6.1%	\$163,132	202	6.2%
2021	26	\$273.7M	18.5%	\$10,949,697	\$151,574	5.4%	\$147,788	183	6.4%
2020	12	\$72.7M	5.6%	\$6,606,455	\$134,327	6.5%	\$152,217	189	6.2%
2019	13	\$44.3M	4.6%	\$4,025,682	\$113,837	7.6%	\$138,560	172	6.6%
2018	18	\$74.4M	10.1%	\$4,962,918	\$90,675	6.9%	\$133,429	166	6.7%
2017	8	\$16.6M	7.1%	\$2,762,000	\$31,092	6.8%	\$128,570	159	6.8%
2016	6	\$18.1M	5.8%	\$3,010,879	\$43,742	7.0%	\$124,359	154	6.8%
2015	3	\$56.5M	4.8%	\$18,848,745	\$186,621	-	\$130,362	162	6.7%
2014	1	\$225K	0.1%	\$225,000	\$37,500	9.0%	\$118,613	147	6.9%
2013	5	\$1.8M	1.0%	\$356,000	\$30,169	9.0%	\$110,661	137	7.1%
2012	1	\$475K	0.2%	\$475,000	\$43,182	8.0%	\$110,055	137	7.0%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

### 4 & 5 STAR SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/Unit	Avg Cap Rate	Price/Unit	Price Index	Cap Rate
2027	-	-	-	-	-	-	\$204,665	218	6.2%
2026	-	-	-	-	-	-	\$203,197	217	6.2%
2025	-	-	-	-	-	-	\$200,405	214	6.2%
2024	-	-	-	-	-	-	\$196,965	210	6.1%
2023	-	-	-	-	-	-	\$192,465	205	6.2%
YTD	-	-	-	-	-	-	\$191,885	205	6.1%
2022	2	\$198.1M	9.4%	\$99,050,000	\$492,786	-	\$190,370	203	6.1%
2021	4	\$128.6M	13.7%	\$32,147,357	\$217,948	5.3%	\$178,577	191	6.2%
2020	2	\$50.8M	7.1%	\$25,375,000	\$168,605	6.8%	\$185,285	198	5.9%
2019	1	\$30.5M	5.8%	\$30,500,000	\$145,933	5.4%	\$170,537	182	6.2%
2018	-	-	-	-	-	-	\$163,719	175	6.4%
2017	-	-	-	-	-	-	\$159,371	170	6.4%
2016	-	-	-	-	-	-	\$151,606	162	6.5%
2015	1	\$56M	17.5%	\$56,000,000	\$202,899	-	\$151,973	162	6.4%
2014	-	-	-	-	-	-	\$142,413	152	6.5%
2013	-	-	-	-	-	-	\$132,468	141	6.8%
2012	-	-	-	-	-	-	\$131,489	140	6.7%

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### 3 STAR SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/Unit	Avg Cap Rate	Price/Unit	Price Index	Cap Rate
2027	-	-	-	-	-	-	\$168,188	217	6.2%
2026	-	-	-	-	-	-	\$166,616	215	6.2%
2025	-	-	-	-	-	-	\$163,986	212	6.2%
2024	-	-	-	-	-	-	\$161,054	208	6.2%
2023	-	-	-	-	-	-	\$157,682	204	6.2%
YTD	1	\$1.4M	0.5%	\$1,420,095	\$71,005	-	\$157,326	203	6.1%
2022	5	\$46.2M	6.6%	\$9,245,000	\$176,431	5.5%	\$156,081	202	6.1%
2021	14	\$126.8M	26.5%	\$9,057,928	\$120,772	6.0%	\$136,353	176	6.4%
2020	2	\$16.8M	4.5%	\$8,423,000	\$96,263	6.2%	\$141,106	182	6.2%
2019	2	\$0	0.7%	-	-	-	\$126,306	163	6.6%
2018	3	\$61.6M	17.2%	\$20,531,700	\$98,081	6.6%	\$121,458	157	6.7%
2017	2	\$11M	12.5%	\$5,475,000	\$25,289	7.6%	\$116,457	150	6.8%
2016	4	\$15.7M	12.3%	\$3,922,569	\$41,509	7.0%	\$114,957	149	6.9%
2015	-	-	-	-	-	-	\$127,207	164	6.5%
2014	-	-	-	-	-	-	\$110,761	143	6.8%
2013	1	\$760K	0.8%	\$760,000	\$33,043	-	\$103,801	134	7.1%
2012	-	-	-	-	-	-	\$103,455	134	7.0%

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### 1 & 2 STAR SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/Unit	Avg Cap Rate	Price/Unit	Price Index	Cap Rate
2027	-	-	-	-	-	-	\$116,658	218	6.9%
2026	-	-	-	-	-	-	\$115,570	216	6.9%
2025	-	-	-	-	-	-	\$113,737	212	6.9%
2024	-	-	-	-	-	-	\$111,596	208	6.9%
2023	-	-	-	-	-	-	\$109,046	203	6.9%
YTD	-	-	-	-	-	-	\$108,692	203	6.8%
2022	7	\$25.7M	13.7%	\$3,672,500	\$114,766	6.4%	\$108,110	202	6.8%
2021	8	\$18.3M	11.6%	\$2,620,286	\$110,494	4.9%	\$95,323	178	6.9%
2020	8	\$5.1M	4.4%	\$725,000	\$78,077	6.6%	\$92,582	173	7.0%
2019	10	\$13.8M	11.0%	\$1,378,250	\$76,569	8.3%	\$85,134	159	7.4%
2018	15	\$12.8M	13.7%	\$1,070,722	\$66,573	7.1%	\$83,844	156	7.5%
2017	6	\$5.6M	7.5%	\$1,405,500	\$56,220	6.0%	\$77,981	145	7.8%
2016	2	\$2.4M	2.1%	\$1,187,500	\$67,857	-	\$75,916	142	7.8%
2015	2	\$546.2K	1.7%	\$273,118	\$20,231	-	\$79,859	149	7.8%
2014	1	\$225K	0.4%	\$225,000	\$37,500	9.0%	\$75,287	140	8.0%
2013	4	\$1M	2.2%	\$255,000	\$28,333	9.0%	\$70,021	131	8.2%
2012	1	\$475K	0.7%	\$475,000	\$43,182	8.0%	\$69,711	130	8.2%

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 (2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

### DELIVERIES & UNDER CONSTRUCTION

Year	Inventory			Deliveries		Net Deliveries		Under Construction	
	Bldgs	Units	Vacancy	Bldgs	Units	Bldgs	Units	Bldgs	Units
2027	-	11,298	6.1%	-	215	-	212	-	-
2026	-	11,086	6.1%	-	206	-	202	-	-
2025	-	10,884	6.3%	-	163	-	157	-	-
2024	-	10,727	8.3%	-	651	-	654	-	-
2023	-	10,073	6.3%	-	196	-	194	-	-
YTD	174	9,879	4.9%	0	0	0	0	6	819
2022	174	9,879	5.0%	0	0	0	0	6	819
2021	174	9,879	4.3%	2	102	2	102	0	0
2020	172	9,777	9.3%	4	671	4	671	2	102
2019	168	9,106	10.2%	5	704	5	704	3	621
2018	163	8,402	8.7%	5	634	5	634	8	1,325
2017	158	7,768	10.3%	5	609	5	609	6	865
2016	153	7,159	12.3%	6	866	6	866	8	1,007
2015	147	6,293	7.0%	5	529	4	505	7	1,074
2014	143	5,788	4.7%	2	51	1	21	6	558
2013	142	5,767	5.5%	2	82	2	82	2	51
2012	140	5,685	4.6%	1	10	1	10	2	82
2011	139	5,675	4.8%	1	24	1	24	2	30



# Opinion

## OUR VIEW

# Can a solution to housing shortage be close at hand?

**T**he supply of easily affordable housing in Rochester and the surrounding area has been a problem since ... well, probably since George Head arrived as the city's first settler in 1854.

OK, so that's a stretch — today is April Fools' Day, after all — but there still is a point to be made that having enough homes priced to buy on workforce wages is a longstanding local problem, dating back at least several decades. Many efforts to close that gap have made some progress, but not done anywhere near enough to declare the problem licked.

Now, though, some real muscle is lining up behind this issue. A \$4 million Mayo Clinic donation helped establish the Coalition for Rochester Area Housing, an initiative managed by the Rochester Area Foundation and overseen by a committee that includes elected officials and representatives of Mayo, Destination Medical Center and the foundation.

Two of those committee members, Shaun Palmer of the Rochester City Council and Sheila Kiscaden of the Olmsted County Board, met with our board this week to talk about their desire to bring the housing challenge into greater public focus. Homeownership is particularly important. People who own homes are more attached to their communities, and owning a home, versus renting, builds personal wealth that further benefits the wider community.

Barriers to ownership need to be addressed, and some of what needs to happen, they said, already has been done. Much more work remains. Before getting to all of that, let's have a look at the situation:

- Rochester is falling well short of an estimated 450 new houses per year that are needed to keep pace with demand. In recent years, the total has been only about 200.

- Homeownership in Rochester is becoming less affordable by comparison with other Minnesota cities. Not many years ago, the average price of a home in this area lagged the Twin Cities market by about 40%. Today that difference is down to about 10%.

- Prominent developers of affordable housing, Joel Bigelow and Bob DeWitz, have died and no one has come forward to replace them with that special focus. In fact, the overall number of active developers in the city has fallen to only about seven, from about twice as many in the early 2000s.

- Two critical consumer segments

are severely underserved. The homeownership rate among BIPOC (Black, indigenous and people of color) households is just 22%, compared to a 72% rate for white households.

Meanwhile, dedicated and attractive senior housing is woefully short of meeting the needs of older buyers who might be ready for a move. That prevents a great many already-existing affordable homes from recirculating in the housing market.

Money suggests a solution to some of the problems, and besides Mayo's seed money there may be more to come, including up to \$50 million from a potential renewal of Rochester's half-cent sales tax, and ongoing collections from Olmsted County's property tax dedicated to the Housing and Redevelopment Authority.

Financial risk is an issue to developers. In their eyes, Palmer and Kiscaden said, the buyer demand and profit they can expect from high-dollar homes is well-established. Building homes for \$250,000 or less? Not so much. That's why financial incentives, in the form of tax-increment financing, tax abatements, and up-front relief on the cost of extending sewer, water and roads all could help, Palmer and Kiscaden said.

Red tape is another barrier to be addressed, and some steps have already been made, according to Palmer, including reducing minimum lot sizes and relaxing limits on lot density.

Buyers themselves, in some cases, are not picking up on what opportunities do exist. In the case of the ownership gap between white and non-white homeowners, education may be a solution. And that's not just for the potential buyers, but for lenders, too.

There's more to be done, to address challenges including a workforce shortage for homebuilders, a limited availability of mass transportation, to hold down the cost of utilities and more — “so many little pieces to this,” as Kiscaden said. It's worth mentioning here that having more affordable houses to buy would also likely have a downward effect on rent prices. The high cost of apartments is a housing challenge, too.

These problems aren't unique to our area, but the above-average pace of economic growth here raises the stakes for solving it. We think it's good that two elected officials are acting to pull the spotlight to this issue. We'll watch with interest as their work proceeds, with high hopes that — given the scope of the investments — the gains are real and substantial.

# Agency Review Comments

Application No: CD2023-002CPA

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4/24/2023 **Building Plan Review**

4/24/2023 **County GIS/E911**

There are no comments at this time from the E911 Addressing Division Staff.

4/27/2023 **County Long Range Planning**

4/28/2023 **County Public Works**

4/27/2023 **Fire Review**

4/26/2023 **LGU**

There are no known hydric soils or Decorah Edge soils mapped on the site. Between Overland Drive and Crimson Ridge Dr NW there is a wetland on the West side of 18th Ave NW. There is a culvert discharge onto the parcel in question and this area should be reviewed for possible wetlands.

5/1/2023 **Park and Rec Review**

There are no comments from this agency at this time.

4/28/2023 **Public Works Review**

There are no comments from this agency at this time.

4/25/2023 **RPU Electric Review**

There are no comments from this agency at this time.

4/24/2023 **RPU Water Review**

There are no comments from this agency at this time.

# ROCHESTER AREA

## CHAMBER OF COMMERCE

May 4, 2023

Rochester Planning and Zoning Commission Members  
 City Hall  
 201 4th St. SE  
 Rochester, MN 55904

RE: City Initiated Comprehensive Land Use Plan Amendment  
 NE Corner - Intersection of 55<sup>th</sup> Street NW and 18<sup>th</sup> Avenue NW  
 Danielson Farm: Approx. 115 acres  
 Proposed Developer: Anthony Properties

Dear Planning and Zoning Commission Members:

We are aware that real estate developer Anthony Properties is looking to develop approximately 115 acres, the Danielson Farm, located in northwest Rochester. We understand Anthony Properties approached the City Council to change in the Land Use Plan Amendment to the Comprehensive Plan 2018 that limits an applicant to 10 acres. We understand the first phase of Anthony Properties project on the Danielson Farm features:

50 net acres of Medium – Density Residential (“MDR”) land use; and,  
 10 net acres of Commercial land use.

In response, the City initiated a Comprehensive Land Use Plan Amendment. Recently, the Community Development Staff responded to support the following:

20 gross acres of MDR land use; and,  
 21 gross acres of Commercial land use

### ***Increase Housing Supply by an Experienced Developer***

As noted by the attached profile, Anthony Properties is an *experienced real estate developer* from Dallas, Texas with success in residential communities and mixed-use developments. Before pursuing the Danielson Farm, Anthony Properties completed a thorough market analysis and analyzed the 2020 Maxfield Study. Their review reflected the significant shortage of housing stock in Rochester with the shortage resulting in Rochester housing being more expensive than it would be if more housing units were available. Anthony Properties plans to make a significant investment to increase the housing supply but to do so needs the above 50/10 net acreage in the Land Use Plan Amendment. We believe that the Anthony Properties development can make a material improvement to the housing supply to address the demand for more multi-family units. Given their national success and their financial sustainability, they have the wherewithal to develop a diverse range of mixed uses on a single site with the advantage of master planning a 115-acre site.

### ***Transportation/Roadways and Integrated Land Use***

The Danielson Farm is located at the northeast corner of the intersection of 55<sup>th</sup> St. NW and 18<sup>th</sup> Ave. NW with 55<sup>th</sup> Street NW classified as a Strategic Arterial Roadway running along its entire southern boundary and 18<sup>th</sup> Avenue NW classified as a Primary Arterial Roadway adjoining the entire western boundary of the Danielson Farm. The Anthony Properties development is precisely the type of economic impact City and County planners were envisioning when proceeding with the \$33 million dollar expansion of 55<sup>th</sup> Street NW connecting the corridor from Highway 52 East to the northern end of Broadway Avenue. The residents of the Anthony Properties development would make use of the *new signalization on 55<sup>th</sup> Street NW* and the river crossing utilizing the county’s largest bridge. Moreover, the Danielson Farm development is directly across from the successful senior living Homestead

# ROCHESTER AREA

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## CHAMBER OF COMMERCE

Village community. The Anthony Properties development can also integrate adjoining land use and infrastructure build-out for the recently constructed Overland elementary school located just west of the Danielson Farm.

### **Utilities Available**

There is sufficient sanitary sewer capacity and watermain to serve the build-out of the Danielson Farm.

### **Tax Base Increase**

The Anthony Properties development would provide a significant increase in the tax base to the City and County to help further fund the growth of our community. Currently, the Danielson Farm generates approximately \$6,500 in annual real estate taxes to the County. The project annual tax revenues for all phases of the Anthony Project are estimated to be in excess of **\$2.6 million annually**.

### **Good Project for the Community**

As noted above, we have a genuine shortage of housing. This project will increase the housing supply to stabilize market rates by providing more affordable opportunities. Jobs will be created. New sales tax and larger real estate taxes will be generated. More than ever before, the taxable value of the 115 acres of the Danielson Farm will increase.

The Chamber of Commerce promotes businesses success to support a thriving community. **We support** Anthony Properties' development given their success and financial sustainability to develop diverse and collaborative real estate land uses as a way to increase the housing stock in Rochester.

### **Please support.**

Given the well documented shortage of housing supply and the significant demand for housing in this dynamic growth community, **we encourage you to support the Anthony Properties Land Use Amendment of:**

- 50 net acres to MDR;
- 10 net acres of Commercial

Thank you for your consideration.

Sincerely,



Ryan Parsons, President  
Rochester Area Chamber of Commerce

c: Anthony Properties



May 2, 2023

Rochester Planning and Zoning Commission Members  
 City Hall  
 201 Fourth Street SE  
 Rochester, MN 55904

RE: City Initiating Comprehensive Land Use Plan Amendment for the Northeast Corner  
 of the Intersection of 55th Street NW and 18th Avenue NW  
 Danielson Farm – Approximately 115 Acres  
 Proposed Anthony Properties Development

Dear Planning and Zoning Commission Members:

RAEDI endorses the proposed Land Use Plan Amendment for the first phase of the proposed Anthony Properties development on the Danielson Farm. We understand the first phase of Anthony Properties' project on the Danielson Farm features:

50 net acres of Medium – Density Residential (“MDR”) land use; and,  
 10 net acres of Commercial land use

In response, the city initiated a Comprehensive Land Use Plan Amendment. Recently, the Community Development staff responded to support the following:

20 gross acres of MDR land use; and,  
 21 gross acres of Commercial land use

The Community Development staff recommendation is not economically feasible given the initial approximate \$15 million Anthony Properties will incur to acquire the land, site preparation, and first phase build-out.

Anthony Properties

Recently, RAEDI leaders met the principals of Anthony Properties from Dallas, Texas. As noted by the attached profile, Anthony Properties is a privately held real estate development investment firm that has had success for over 35 years identifying emerging real estate markets while promoting the value of its acquisitions through careful land use planning and demographic analysis. It is this depth of development and financial resources that will enable it to sustain this long-term 115-acre development. Anthony Properties has examined the 2020 Maxfield Study, completed their own demographic study, and immediately recognized Rochester's significant lack of housing supply (see the April 1, 2023, Post Bulletin Opinion), which will be exacerbated by Rochester's high growth projections.

### Favorable Economic Impact

Anthony Properties' projections for the Danielson Farm are impressive. They recognize the substantial up-front development expenditures for the site acquisition and placement of utilities and roads which, through Phase I, could exceed \$15 million. Given the significant investment, they anticipate a need to have a long-term perspective with several phases in the Rochester market that could require a build-out of over seven years.

The 2023 real estate taxes due and payable on the 115-acre Danielson Farm total approximately \$6,500. A complete build-out of the project with medium density development is estimated to result in annual tax revenues of \$2.6 million. City charges are estimated to be \$1.7 million.

### Good Project for the Community

This project will help alleviate the genuine shortage of housing by increasing the housing supply which will stabilize market rates to provide more affordable opportunities. The current Anthony Properties' proposal designates 25-30% of its total medium density housing as senior housing, which is much needed in Rochester. Jobs will be created. Annual real estate tax revenues will accelerate, as noted above, and sales taxes will also increase.

### Transportation-Roadway/Site Location

The subject property adjoins significant recent roadway infrastructure improvement. The newly constructed 18th Avenue Northwest, classified as a Primary Arterial Roadway, runs north to south along the entire western boundary of the property, and with the impressive four-lane \$33 million 55th Street Northwest extension classified as a Strategic Arterial Roadway running east to west adjoining the entire southern boundary of the Danielson Farm. As the attached Post Bulletin article reveals, this 55th Street NW extension:

- Includes the largest bridge in Olmsted County;
- Extends and links Highway 52 to the northern end of Broadway Avenue at County State Highway 33;
- Realigns East River Road to West River Road; and,
- Features signalized intersections.

The proposed Anthony Properties' commercial and residential development is precisely the economic impact that county and city regional planners intended to promote when appropriating the \$33 million for the 55th Street Northwest expansion.

Utilities are available. There is sufficient sanitary sewer capacity, and the public water main has been stubbed to the Danielson Farm.

### RAEDI SUPPORT

RAEDI's mission is to support economic, community, and workforce development to grow and diversify the greater Rochester area economy. The Anthony Properties' project serves this mission by

increasing the housing stock for a growing economic workforce in the community and also offers senior housing to meet the needs of older buyers. RAEDI believes placing limits on acres for Medium Density Residential (MDR) is counter-intuitive to supporting the growth and attraction of a developer seeking to diversify the real estate stock in our community. Moreover, Anthony Properties has the financial wherewithal to purchase the 115 acres and develop it to reach its maximum long-term potential to benefit the community. In doing so, Anthony Properties will make investments in our community while generating an increased tax base to support the city's growth.

We urge you to support the proposed 50 net acres of MDR property and 10 net acres of commercial property to the Comprehensive Land Use Plan Amendment to enable Anthony Properties to proceed with this favorable development.

Thank you for your consideration.

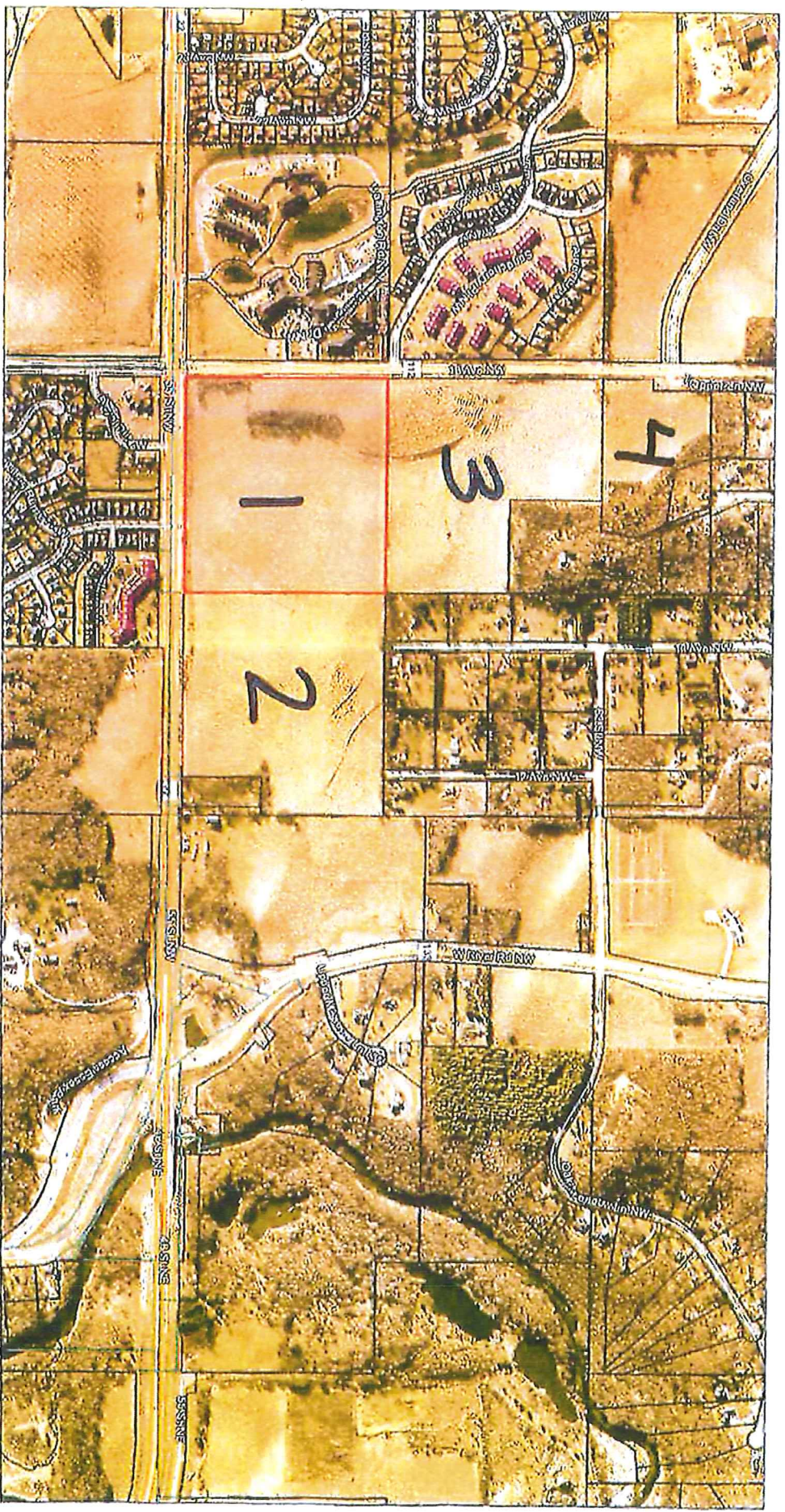
Sincerely,



John Wade  
President

cc: Anthony Properties

741043057185



March 16, 2023

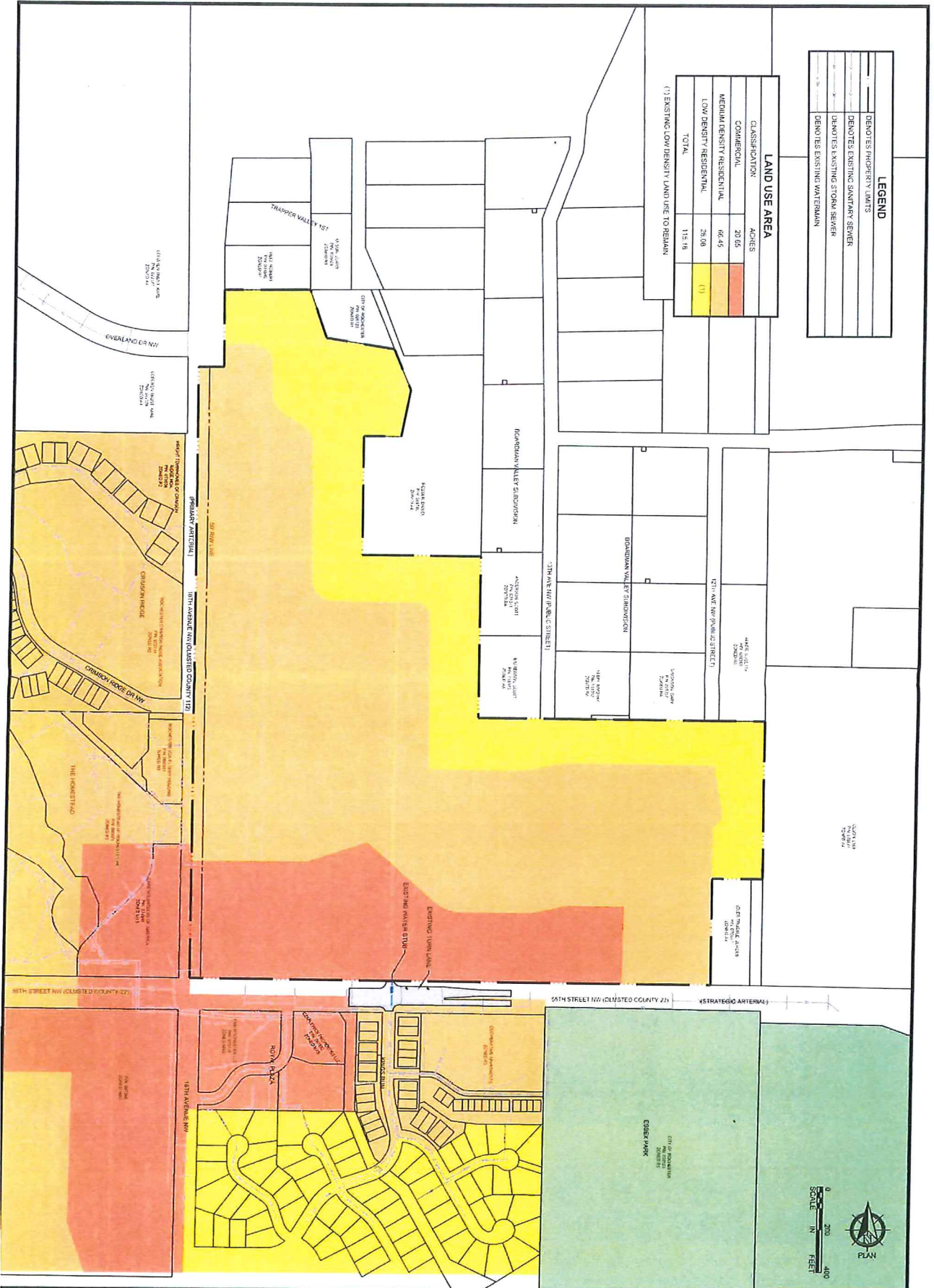
0 0.07 0.15 0.3 0.5  
 0 0.13 0.25 0.5

1,673.6

Olmsted County, MN GIS Division and Olmsted County, MN Property  
 Resources and Licensing, Olmsted County GIS, Olmsted County, MN  
 GIS Division

Olmsted County, MN Assessment and Tax Office





**LEGEND**

- DENOTES PROPERTY LIMITS
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATERMAIN

**LAND USE AREA**

CLASSIFICATION	ACRES
COMMERCIAL	20.55
MEDIUM DENSITY RESIDENTIAL	66.45
LOW DENSITY RESIDENTIAL	26.06
<b>TOTAL</b>	<b>113.06</b>

(1) EXISTING LOW DENSITY LAND USE TO BE MAINTAINED

**LAND USE PLAN**  
**DANIELSON FARM**  
**OLMSTED COUNTY, MINNESOTA**

REV.	DATE	DESCRIPTION
1	4/2/23	REVISED LAND USE AREAS

**WSE+MASSEY**  
Engineering & Surveying  
PHI NO. 507-834-4838  
www.wsemassey.com  
KASSON OFFICE  
338 E. VETERANS  
S.E. VETERANS  
KASSON, MN 55944  
PLANNING OFFICE  
320 WEST BROADWAY  
PLAINVIEW, MN 55964  
ROCHESTER OFFICE  
1755 RESTORATION  
DRIVE SW  
ROCHESTER, MN 55902

# Opinion

## OUR VIEW

# Can a solution to housing shortage be close at hand?

The supply of easily affordable housing in Rochester and the surrounding area has been a problem since ... well, probably since George Head arrived as the city's first settler in 1854.

OK, so that's a stretch - today is April Fools' Day, after all - but there still is a point to be made that having enough homes priced to buy on workforce wages is a longstanding local problem, dating back at least several decades. Many efforts to close that gap have made some progress, but not done anywhere near enough to declare the problem licked.

Now, though, some real muscle is lining up behind this issue. A \$4 million Mayo Clinic donation helped establish the Coalition for Rochester Area Housing, an initiative managed by the Rochester Area Foundation and overseen by a committee that includes elected officials and representatives of Mayo, Destination Medical Center and the foundation.

Two of those committee members, Shaun Palmer of the Rochester City Council and Sheila Kiscaden of the Olmsted County Board, met with our board this week to talk about their desire to bring the housing challenge into greater public focus. Homeownership is particularly important. People who own homes are more attached to their communities, and owning a home, versus renting, builds personal wealth that further benefits the wider community.

Barriers to ownership need to be addressed, and some of what needs to happen, they said, already has been done. Much more work remains. Before getting to all of that, let's have a look at the situation:

- Rochester is falling well short of an estimated 450 new houses per year that are needed to keep pace with demand. In recent years, the total has been only about 200.

- Homeownership in Rochester is becoming less affordable by comparison with other Minnesota cities. Not many years ago, the average price of a home in this area lagged the Twin Cities market by about 40%. Today that difference is down to about 10%.

- Prominent developers of affordable housing, Joel Bigelow and Bob DeWitz, have died and no one has come forward to replace them with that special focus. In fact, the overall number of active developers in the city has fallen to only about seven, from about twice as many in the early 2000s.

- Two critical consumer segments

are severely underserved. The homeownership rate among BIPOC (Black, indigenous and people of color) households is just 22%, compared to a 72% rate for white households. Meanwhile, dedicated and attractive senior housing is woefully short of meeting the needs of older buyers who might be ready for a move. That prevents a great many already-existing affordable homes from recirculating in the housing market.

Money suggests a solution to some of the problems, and besides Mayo's seed money there may be more to come, including up to \$50 million from a potential renewal of Rochester's half-cent sales tax, and ongoing collections from Olmsted County's property tax dedicated to the Housing and Redevelopment Authority.

Financial risk is an issue to developers. In their eyes, Palmer and Kiscaden said, the buyer demand and profit they can expect from high-dollar homes is well-established. Building homes for \$250,000 or less? Not so much. That's why financial incentives, in the form of tax-increment financing, tax abatements, and up-front relief on the cost of extending sewer, water and roads all could help, Palmer and Kiscaden said.

Red tape is another barrier to be addressed, and some steps have already been made, according to Palmer, including reducing minimum lot sizes and relaxing limits on lot density.

Buyers themselves, in some cases, are not picking up on what opportunities do exist. In the case of the ownership gap between white and non-white homeowners, education may be a solution. And that's not just for the potential buyers, but for lenders, too.

There's more to be done, to address challenges including a workforce shortage for homebuilders, a limited availability of mass transportation, to hold down the cost of utilities and more - "so many little pieces to this," as Kiscaden said. It's worth mentioning here that having more affordable houses to buy would also likely have a downward effect on rent prices. The high cost of apartments is a housing challenge, too.

These problems aren't unique to our area, but the above-average pace of economic growth here raises the stakes for solving it. We think it's good that two elected officials are acting to pull the spotlight to this issue. We'll watch with interest as their work proceeds, with high hopes that - given the scope of the investments - the gains are real and substantial.



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## WELCOME TO ANTHONY PROPERTIES

Anthony Properties, headquartered in Dallas, Texas, is a privately held real estate development and investment firm founded in 1987 by [Jay Anthony](#). Our diverse portfolio includes residential communities, mixed-use developments, retail centers, multiplex cinemas and acreage held for investment.

Our primary objective is to identify attractive acquisition opportunities in emerging real estate markets and to promote the value of our acquisitions by determining the highest and best use of that property. We bring to our projects many years of experience in entitlement, land planning, demographic analysis and marketing to ensure that the each property reaches it maximum long-term potential.

This site is designed to introduce you to our company, to highlight some of our projects and to help you to become better acquainted with our business, our team and the values that matter to us.

## CONTACT US

1219 East 15th Street, Suite 100  
Dallas, Texas 75202

972-991-4484

[info@anthonyproperties.com](mailto:info@anthonyproperties.com)

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### **ANTHONY PROPERTIES SUMMARY**

Anthony Properties (AP) is a fully-integrated real estate company organized to design, construct and lease commercial and residential developments thoughtfully designed to meet the needs of residents and the communities in which they live. AP's strategy is as simple as it is unique: to build properties from the ground up with the goal of owning and operating them for the long term. Since its founding in 1985, AP has successfully developed more than 100 projects, including multi-family apartments, residential master-planned communities, state-of-the-art cinema complexes and regional retail centers. At AP, we prioritize above all else the enduring success of our projects as well as maintaining the trusted reputation we have earned over the decades.

Since 2017, AP has constructed nearly 1000 apartment units across the U.S., with the greatest concentration in midwestern towns similar to Rochester, including Cedar Rapids, Davenport and Sioux City, Iowa. We take pride in retaining ownership in all our multi-family projects and look forward to their continued success.

### **SELECT PREVIOUS DEVELOPMENTS:**

#### **The Railyard at Rimrock**

- Grand Junction, Colorado
- Completed February 2022
- Cost of \$31,700,000
- 196 total units in 7 buildings



#### **Summit Ridge**

- Sioux City, Iowa
- Completed December 2020
- Cost of \$11,900,000
- 73 total units in 1 building
- Underground parking



**ANTHONY PROPERTIES SUMMARY**

- Enclave at Dry Creek
- Cedar Rapids, Iowa
- Completed June 2020
- Cost of \$23,100,000
- 178 total units in 6 buildings



- Reserve at City's Edge
- Davenport, Iowa
- Completed February 2021
- Cost of \$25,500,000
- 196 total units in 7 buildings



## HEALTH

## 7 things to know about 55th Street extension



Construction of the new 55th Street Northwest bridge in Rochester.

By **Andrew Setterholm**, <a href="mailto:asetterholm@postbulletin.com">asetterholm@postbulletin.com</a>

October 01, 2016 at 9:20 AM

↪ Share

**\$33 million:** The cost for construction of the 55th Street Northwest extension, which includes a bridge, extending 55th Street from Essex Park to Broadway Avenue North and realignments of East River Road and West River Road.

**Bridge:** When complete, the 55th Street bridge over the Zumbro River's South Fork will be the largest in Olmsted County. It will be more than 450 feet long — not the longest in the county, but

considering its width, certainly the largest. It will be installed in three segments of about 160 feet each.

**Clearing and conservation:** Construction work started with clearing and grubbing just more than 48 acres of land. Project engineers were careful to avoid an oak savanna near Essex Park, and Olmsted County worked with the Department of Natural Resources and Army Corps of Engineers to have a minimal effect on the river.

**Regional connectivity:** The extension of 55th Street will provide the only river crossing between 37th Street and 75th Street, providing a new, major connection from east to west. The road also will connect Highway 52 with County State Aid Highway 33 at the northern end of Broadway Avenue.

**New alignments:** The project will add new alignments of West River Road and East River Road and provide signalized intersections at West River Road and the connection to County State Aid Highway 133.

**Economic effect:** Significant residential and commercial development is expected to follow construction of the 55th Street connection. The project could spur new development in both northeast and northwest Rochester.

**Scope of work:** The project bid package included more than 685,900 cubic yards of common excavation (\$1.4 million); 64,000 cubic yards of rock excavation (\$1.3 million); 117,000 square yards of concrete pavement (\$4.2 million); more than 3,000 cubic yards of structural concrete (\$1.6 million); and 5,750 linear feet of concrete beams (\$1.7 million).

 Share