

Downtown Rochester YMCA Site Redevelopment

Developer/Applicant:

Enclave

Neighborhood Information Meeting Date:

02/23/2023, 5:30-6:30pm

Neighborhood Information Meeting Location:

Zumbro Lutheran Church

624 3rd Ave SW

Rochester, MN 55902

NOTE: Use this PowerPoint as an example of what should be included in a Neighborhood Information Meeting (NIM) presentation for Site Development Plans (SDPs).

Version: 23.001

Overview

- Introductions
- About our Project
- The Application Process
- Exhibits:
 - Site Plan
 - Landscape Plan
 - Building Elevation
 - Photometric Plan
- Traffic Impacts
- Q&A

About Enclave

As a unified real estate investment firm, Enclave's development, construction, and management teams create distinct spaces and places where partners, team members, and communities thrive. By functioning as developer, contractor, and property manager, we remain hands-on in owning each phase of an asset's lifecycle.

100+

Projects Completed
Since 2011

80+

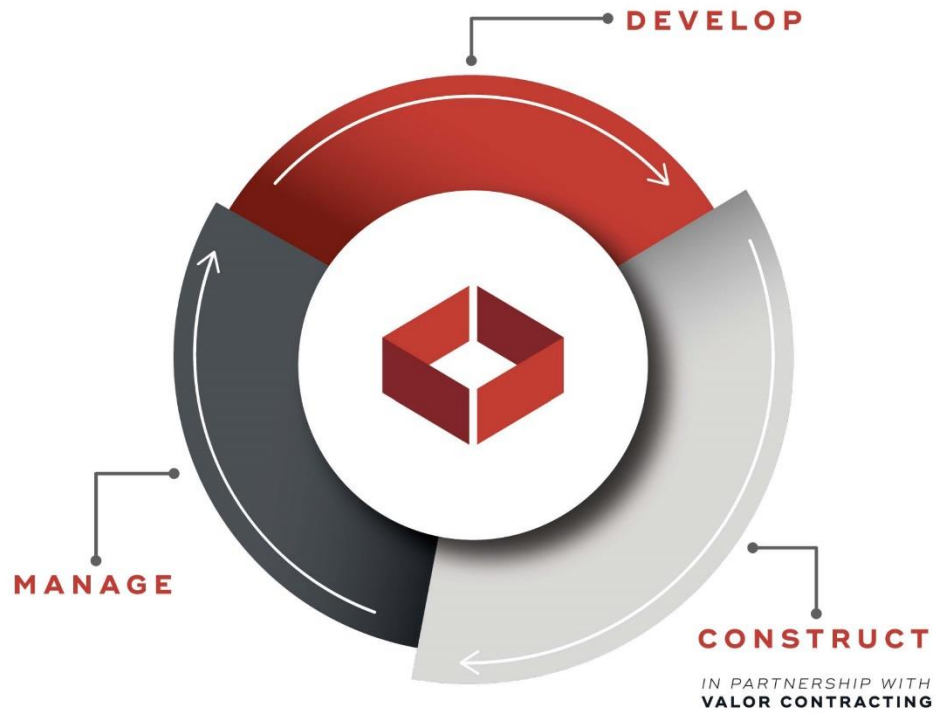
Multifamily/Mixed-Use
Developments

200+

Team Members

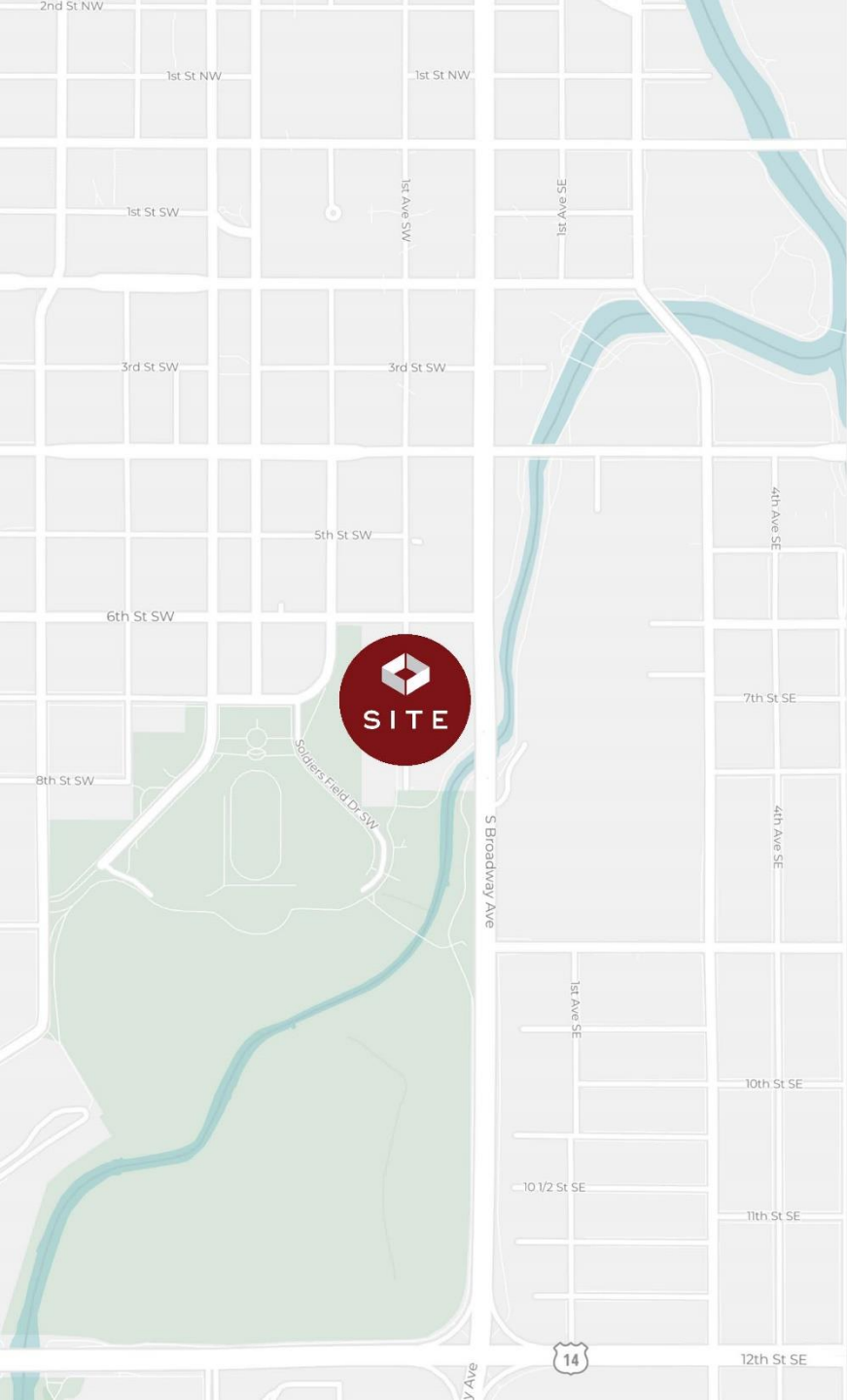


Serving multifamily, mixed-use, industrial, healthcare and commercial industries



DEVELOP ♦ CONSTRUCT ♦ MANAGE





Enclave's Role

- Property Under Contract (Buyer)
- Lead Developer/Primary Applicant
- Assemble Project Team:
 - MDG Architecture & Design
 - Widseth Engineering
 - Braun Intertec



Area & Site Familiarity

- Real estate brokerage and market research community
- Internal market analysis
- Comprehensive Plan & Newly Adopted UDC
- Destination Medical Center – UMR & Recreation Area Plan
- University of Minnesota – Rochester Campus Plan
- Multiple discussions with City Staff

About our Project (narrative)

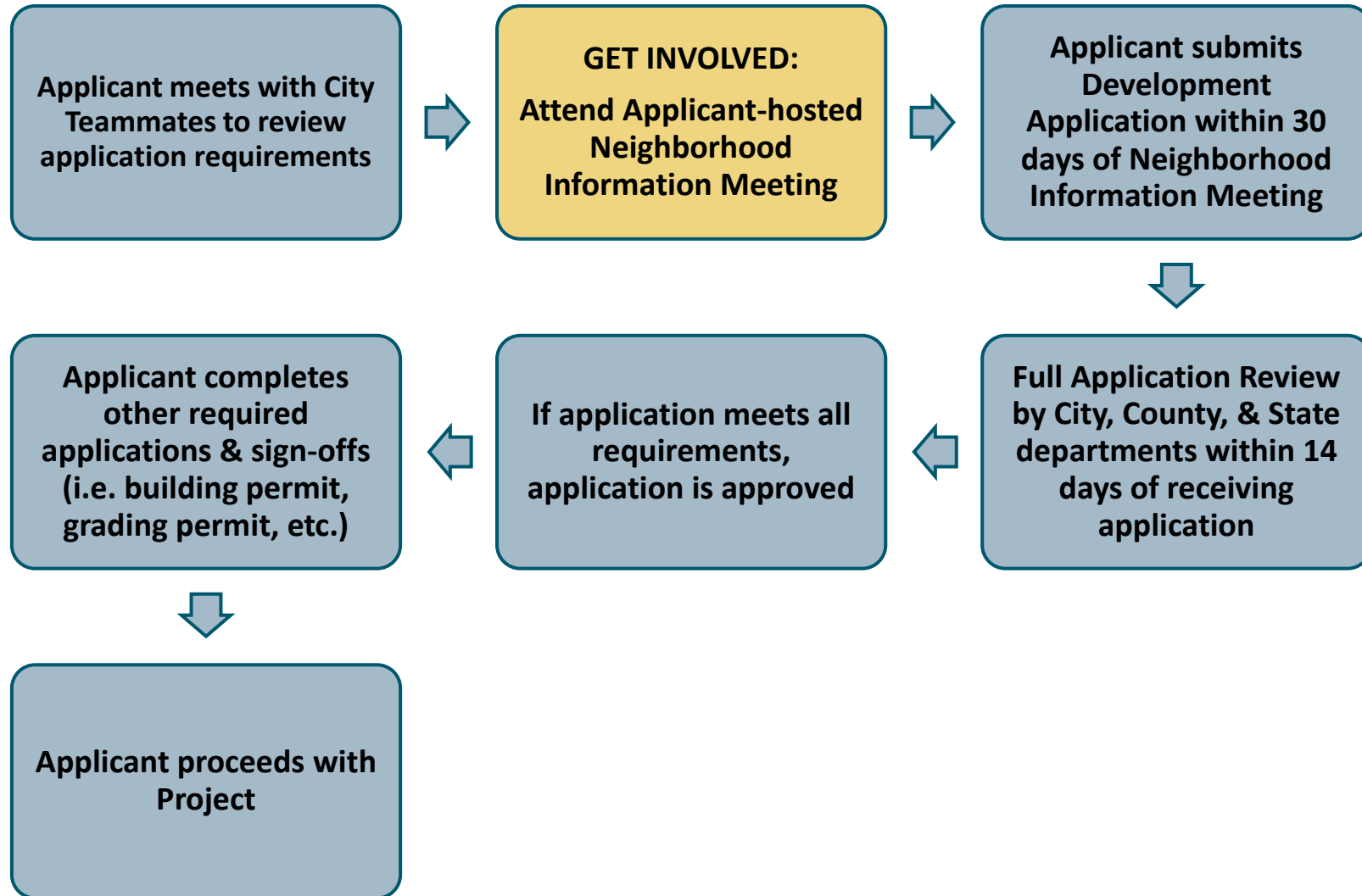
Enclave is pleased to present this proposal for redevelopment of the former YMCA center in downtown Rochester.

By way of background, the YMCA closed its downtown operations in March of 2021 and later listed their property for sale and redevelopment. In September of 2022, Enclave entered into a purchase and sale agreement with the YMCA.

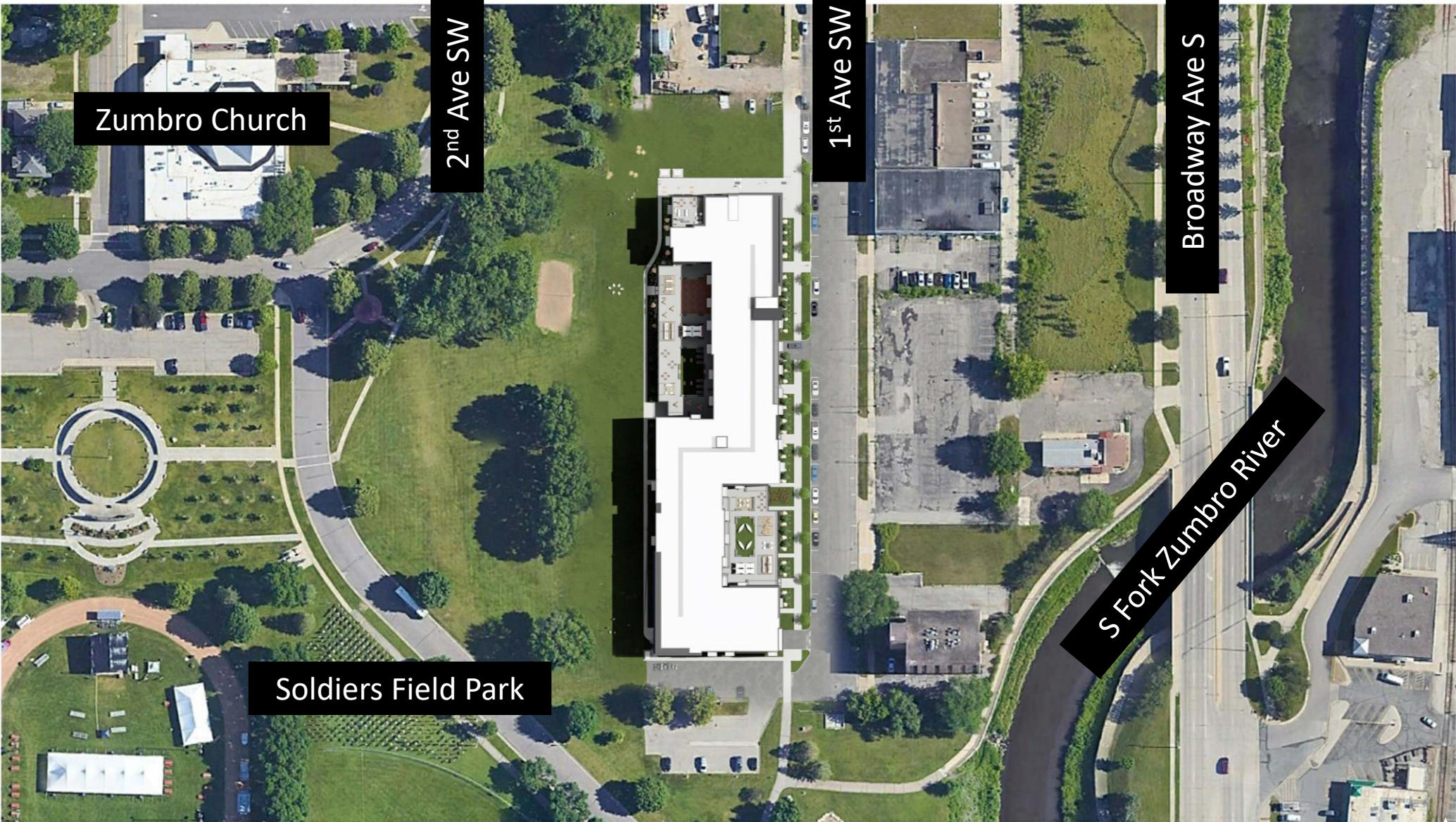
Enclave is proposing redeveloping the site into an approximately 7-story, 219-unit, high-amenity apartment building. The building would include 2-stories of concrete construction with 5-stories of wood-framed construction above. All parking will be enclosed. Currently, the developer assumes approximately 16% studios, 51% 1-beds, 28% 2-beds, 5% 3-beds. Storm water treatment would occur below the proposed public plaza, located on the north end of the subject property.

Construction is anticipated to begin in the late spring or summer of 2023, and will take approximately 2 years to complete.

Application Process

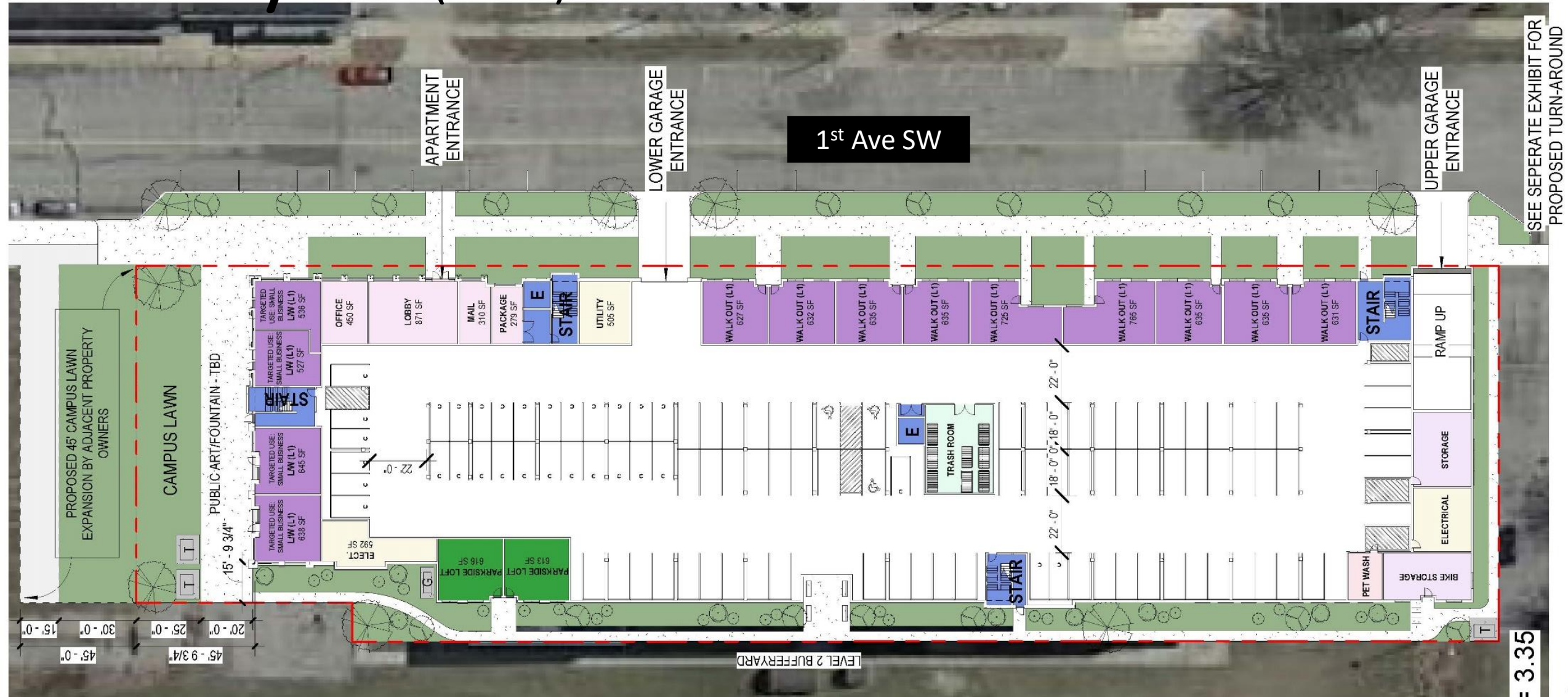


Site Location



Site Layout (1 of 5)

*includes landscaping, FAR, buffer yard, street trees

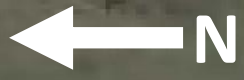


SEE SEPERATE EXHIBIT FOR PROPOSED TURN-AROUND

FAR = 3.35

- Bufferyard (UDC 60.400.060D)-
 - North: probable Level 1 Bufferyard (non-residential)
 - West: Level 2 Bufferyard (res with 5+ units) Adjacent to (west) Residential -->District = 15' or 25' in width; keep in mind the planting ratio is per 100' of frontage;

Soldiers Field Park



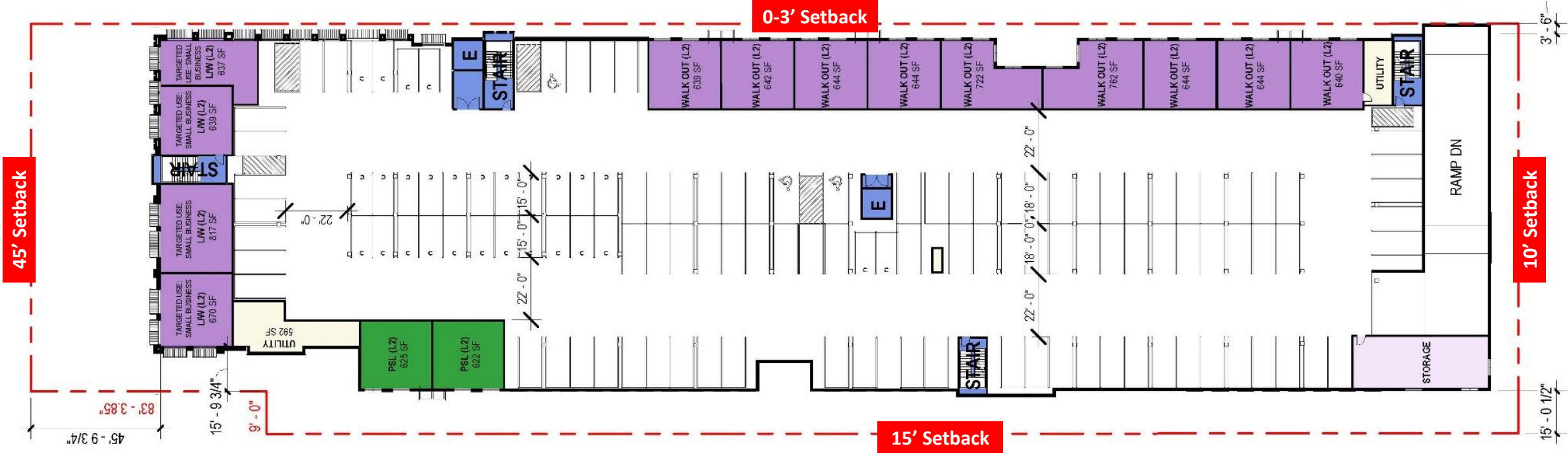
Site Layout (2 of 5)

*includes setbacks (this is the second floor, same footprint as 1st)

Room Legend

- E
- LW (L2)
- PSL (L2)
- STAIR
- UTILITY
- STORAGE
- WALK OUT (L2)

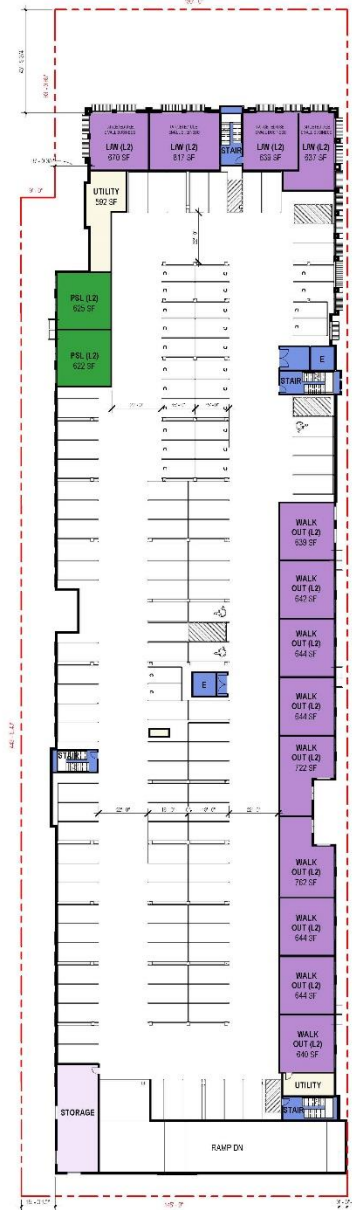
1st Ave SW



Soldiers Field Park



Site Layout (3 of 5)



2 LEVEL 2
SCALE: 3/8" = 1'-0"



3 LEVEL 3
SCALE: 3/8" = 1'-0"

Site Layout (5 of 5)

| AMENITY SCHEDULE | | |
|------------------|-------|------|
| Name | Level | Area |

| | | |
|--------------|---------|---------|
| LOBBY | Level 1 | 871 SF |
| PACKAGE | Level 1 | 279 SF |
| MAIL | Level 1 | 310 SF |
| OFFICE | Level 1 | 450 SF |
| CAMPUS LAWN | Level 1 | 5802 SF |
| PARTY ROOM | Level 3 | 1845 SF |
| FITNESS | Level 3 | 2068 SF |
| RR | Level 3 | 59 SF |
| RR | Level 3 | 56 SF |
| AMENITY DECK | Level 3 | 8743 SF |
| AMENITY DECK | Level 3 | 5589 SF |
| AMENITY DECK | Level 7 | 1019 SF |
| CLUB ROOM | Level 7 | 718 SF |
| RR | Level 7 | 64 SF |
| RR | Level 7 | 64 SF |

Grand total 27936 SF

Section 60.400.070E.8 of the UDC

The required square footage of usable recreation area shall equal the floor area of the Multifamily Dwelling multiplied by the applicable percentage in Table 400.07-1 *Minimum Usable Recreation Area Required*.

Five Units of More – 10% of gross floor area of Multifamily Dwelling use, or 240 SF, whichever is greater.

253,285 SF TOTAL Gross Building Area Excluding Garages
 253,285 x 0.1 = **25,329 SF**

| UNIT COUNT | | |
|------------|--|--|
|------------|--|--|

| | | |
|---------------|-----|-----|
| WALK OUT (L1) | 9 | 4% |
| STUDIO | 37 | 17% |
| PARKSIDE LOFT | 2 | 1% |
| L/W (L1) | 4 | 2% |
| 3 BED | 9 | 4% |
| 2 BED | 52 | 24% |
| 1 BED | 107 | 49% |

Grand total 220 100%

PARKING STALLS / UNITS
 227 STALLS / 220 UNITS = 1.03

| PARKING | | |
|---------|--|--|
|---------|--|--|

| | | |
|----------|-----|-----|
| ADA | 6 | 3% |
| COMPACT | 59 | 26% |
| STANDARD | 162 | 71% |

TOTAL PARKING 227 100%

Table 400.08-1 Minimum and Maximum Vehicle Parking Requirement in the UDC

The breakdown of parking as required in the UDC for the uses proposed are as follows:

- Multifamily Dwelling (MX-D District) 0.5 per DU minimum – 1 per 1B, 1 per 2B, 1.5 per 3B
- Live/Work Dwelling (MX-D District) 0.75 per DU

| GROSS AREA EXCLUDING... | |
|-------------------------|------|
| Level | Area |

| | |
|---------|----------|
| Level 1 | 13186 SF |
| Level 2 | 12076 SF |
| Level 3 | 57407 SF |
| Level 4 | 43081 SF |
| Level 5 | 43081 SF |
| Level 6 | 43081 SF |
| Level 7 | 41374 SF |

Grand total 253285 SF

| GROSS BUILDING AREA BY FLOOR | |
|------------------------------|--|
|------------------------------|--|

| | |
|---------|----------|
| Level 1 | 57522 SF |
| Level 2 | 55133 SF |
| Level 3 | 57407 SF |
| Level 4 | 43081 SF |
| Level 5 | 43081 SF |
| Level 6 | 43081 SF |
| Level 7 | 41374 SF |

Grand total 340678 SF

Building Elevation & Renderings (1 of 5)



Building Elevation & Renderings (2 of 5)



Building Elevation & Renderings (3 of 5)



1 EAST ELEVATION
SCALE 1/16" = 1'-0"



2 WEST ELEVATION
SCALE 1/16" = 1'-0"

Building Elevation & Renderings (4 of 5)



3 NORTH ELEVATION
SCALE 1/16" = 1'-0"



ELEVATIONS

D.3 | 22057



4 SOUTH ELEVATION
SCALE 1/16" = 1'-0"

YMCA ROCHESTER

709 1st Ave SW, Rochester, MN 55902

02/20/23



Building Elevation & Renderings (5 of 5)

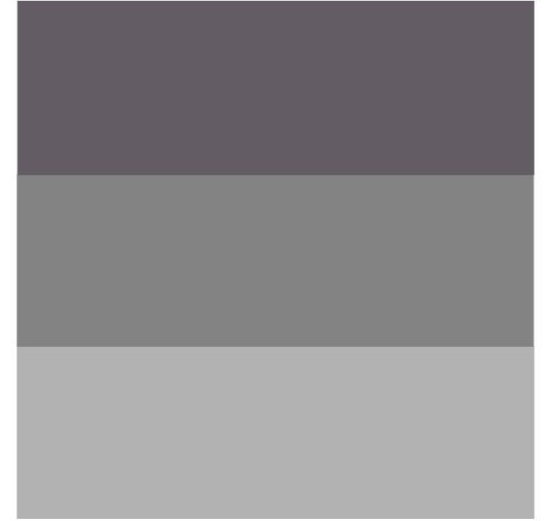
Wood Finish Panel System



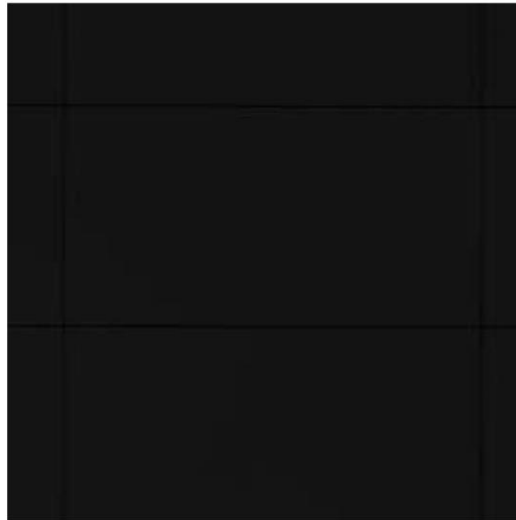
Vertical Metal Panel System



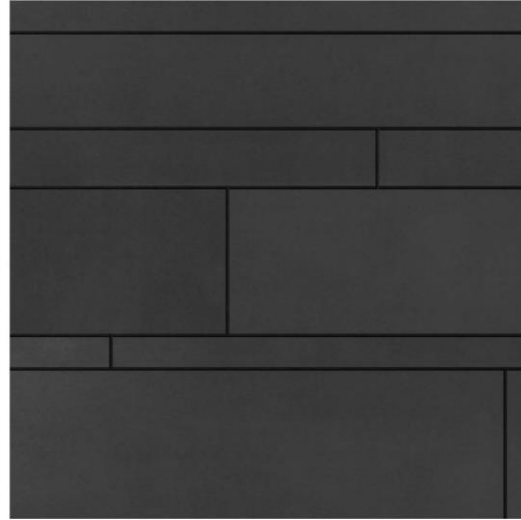
Tri-Colored Fiber Cement Panel System



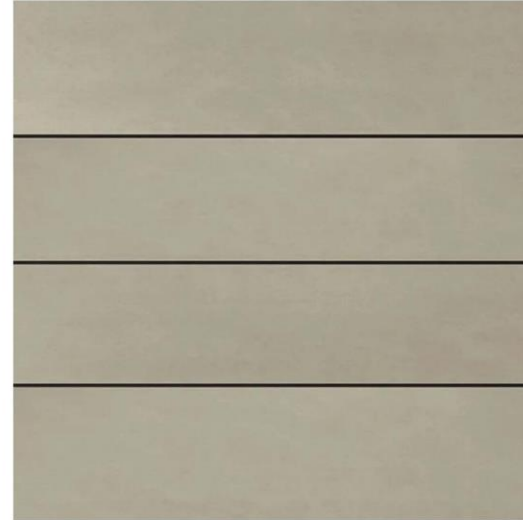
Dark Metal Panel System or
Dark Hardie Board



Dark Tone Fiber Cement Panel System



Light Tone Fiber Cement Panel System



Light Colored Stone



Traffic Impacts

Trip Generation Table

| Condition | Land Use | Total Daily Trips | Peak Hourly Trips (4 PM – 7 PM) |
|------------------|-------------------------------------|--------------------------|--|
| Existing | YMCA Facility | 995 | 177 |
| Proposed | Multi-Family Residential Housing | 998 | 88 |

Conclusion: The total number of trips per day will remain relatively the same, however, it is proposed that there will be a reduction in the number of vehicles traveling between the hours of 4 PM and 7 PM.

Q&A

Still have Questions?

Contact the City of Rochester's Community Development Department with any questions about this application type via email communitydevelopment@rochestermn.gov or phone (507-328-2600).