

3rd Avenue SE Cold Storage Building

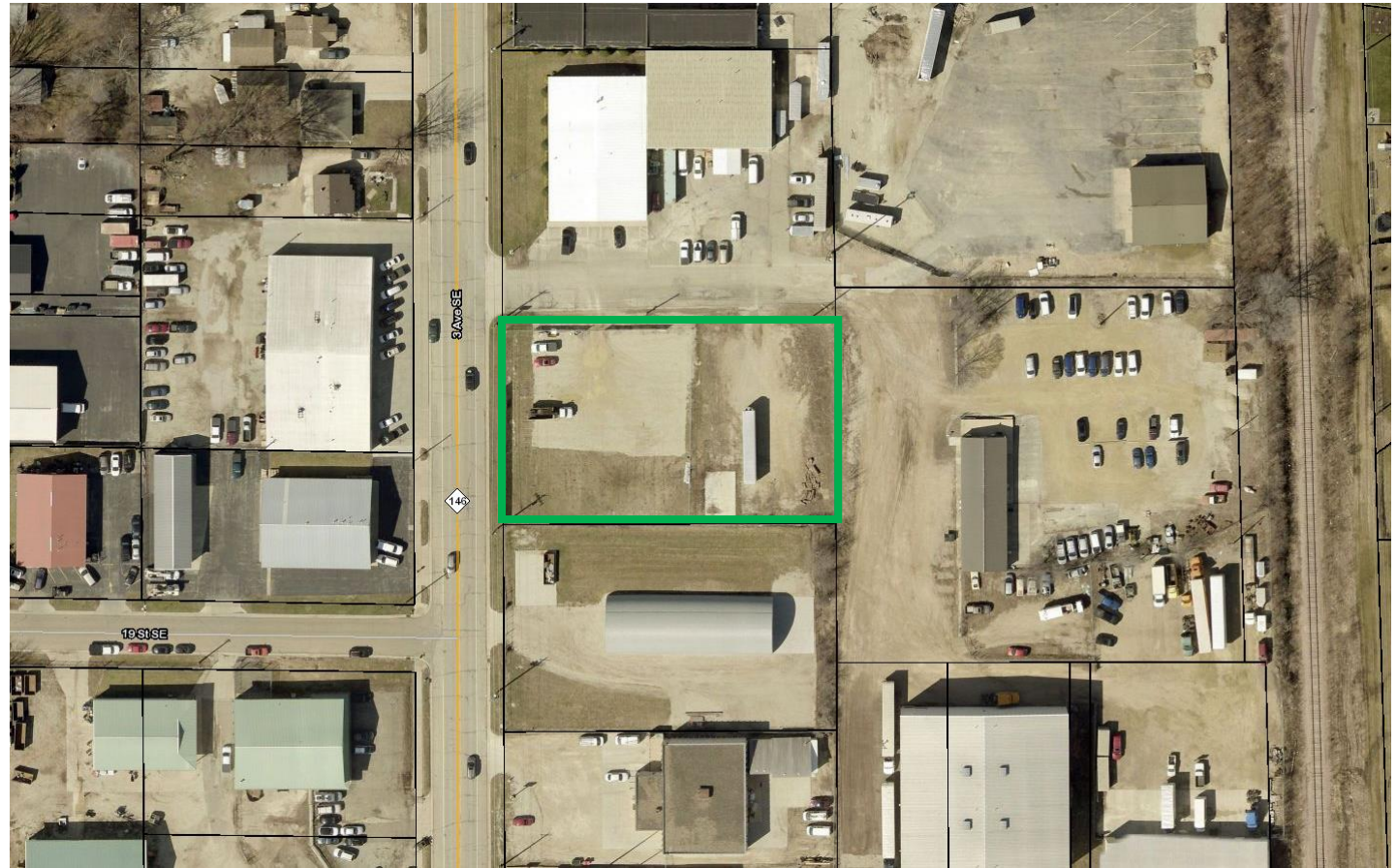
Neighborhood Information Meeting

March 7, 2023

WIDSETH

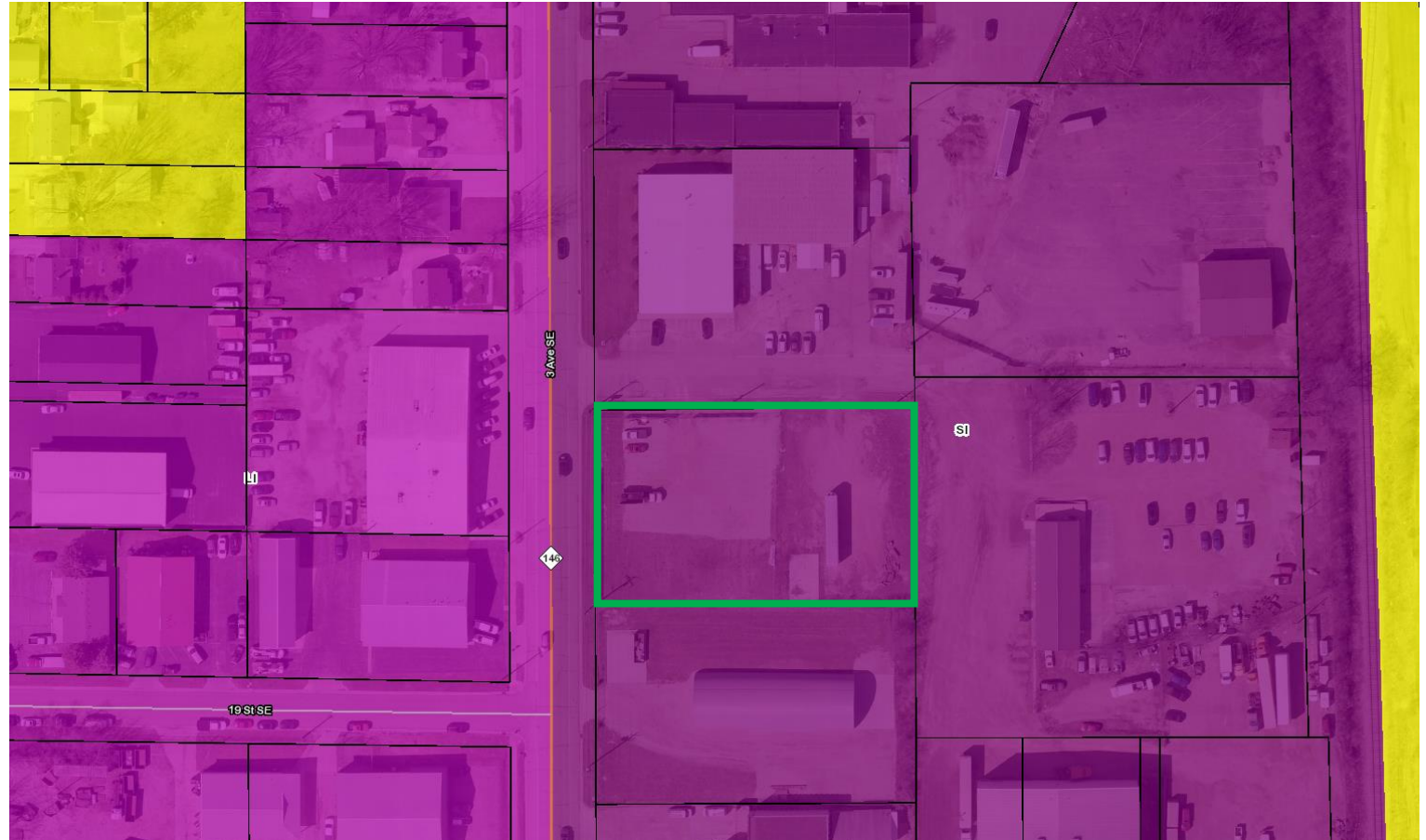
■ Agenda

- Introductions
- Project Overview
- The Application Process
- Exhibits
 - Building plans
 - Site Plan
 - Landscape Plan
 - Photometric Plan
- Traffic Impacts
- Questions

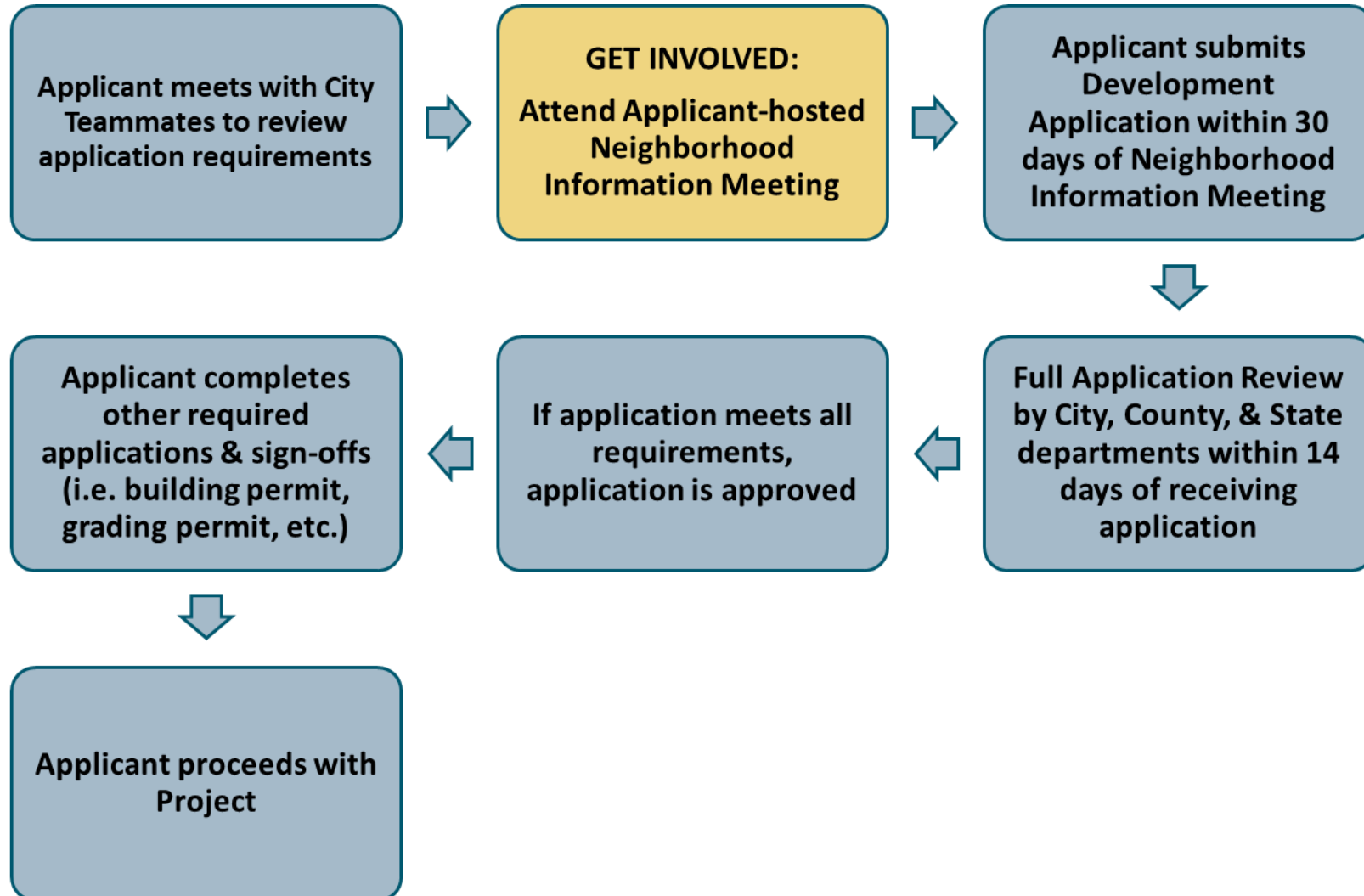


■ Project Overview

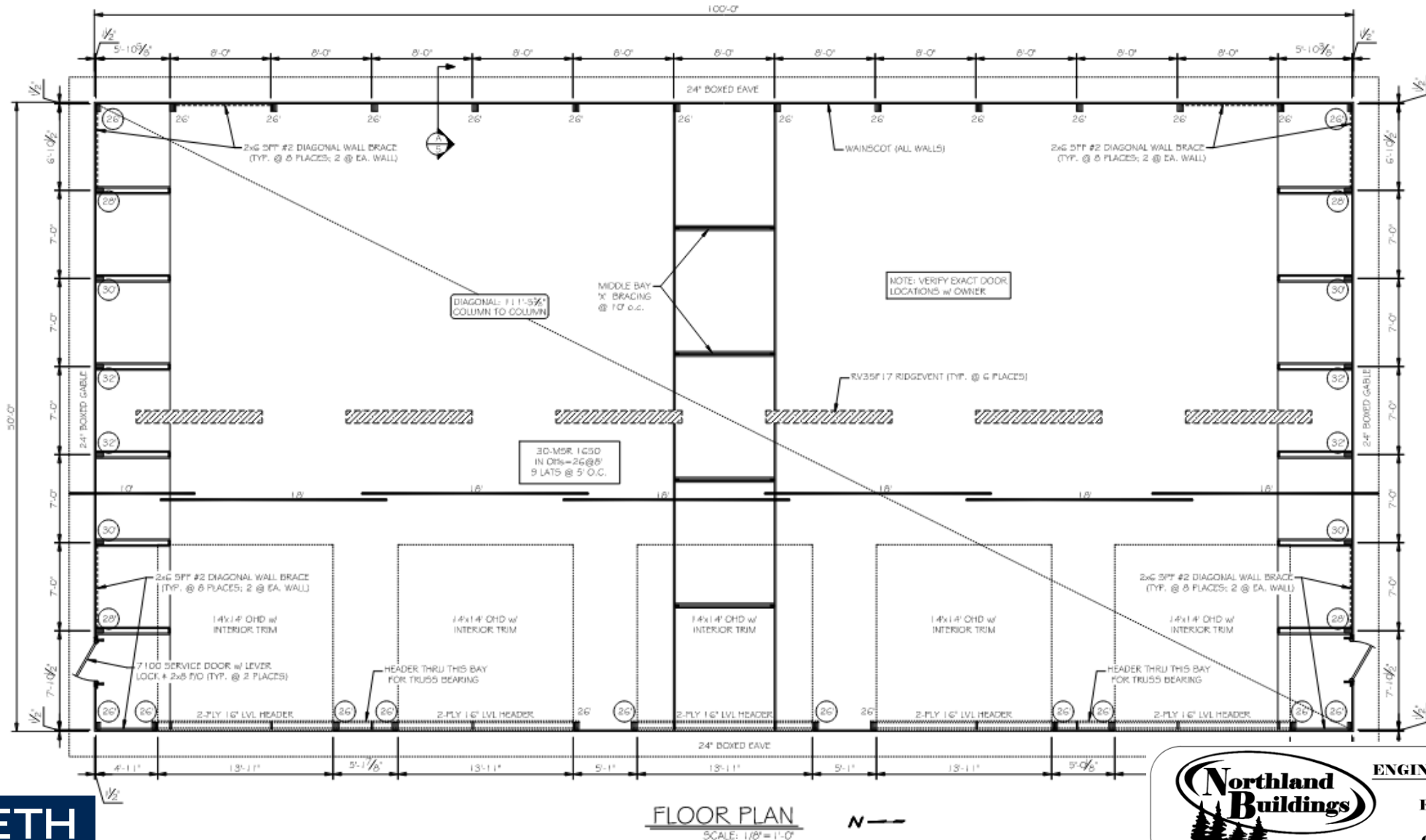
- Located at 1842 3rd Avenue SE – north of the intersection of 3rd Ave SE and 19th Street SE
- Site is in the SI (Special Industrial) zoning district
- Parcel is 0.81 acres
- Current Use: Exterior Storage
- Proposed Use: Heavy Commercial Services
- Proposed building will be 5,000-sf, with five overhead doors, and will be a pre-fabricated metal building



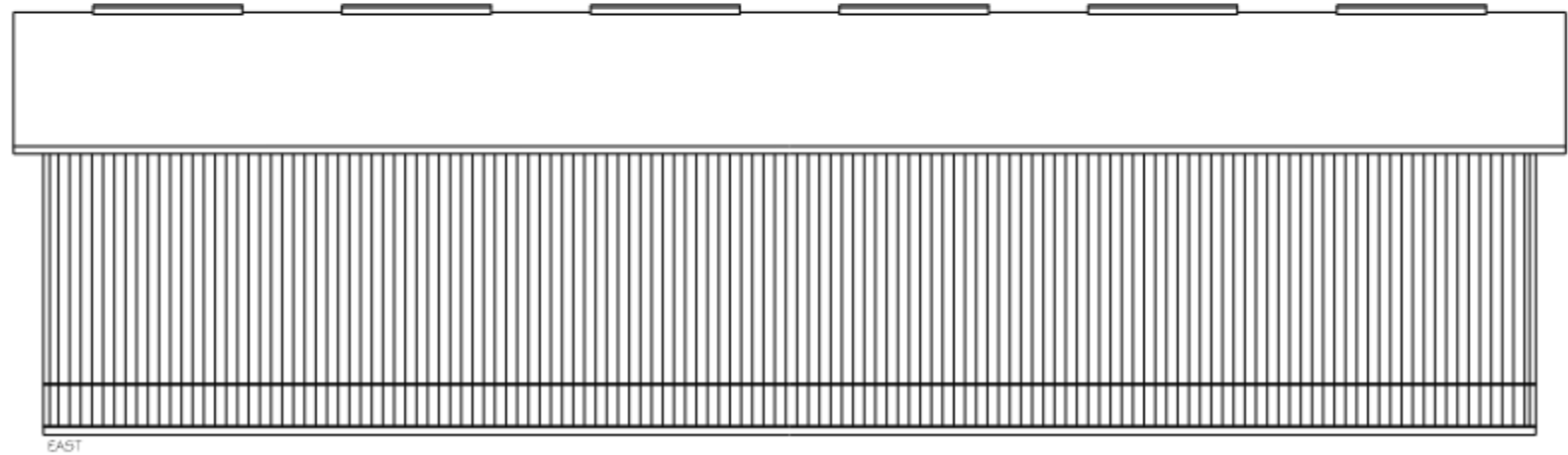
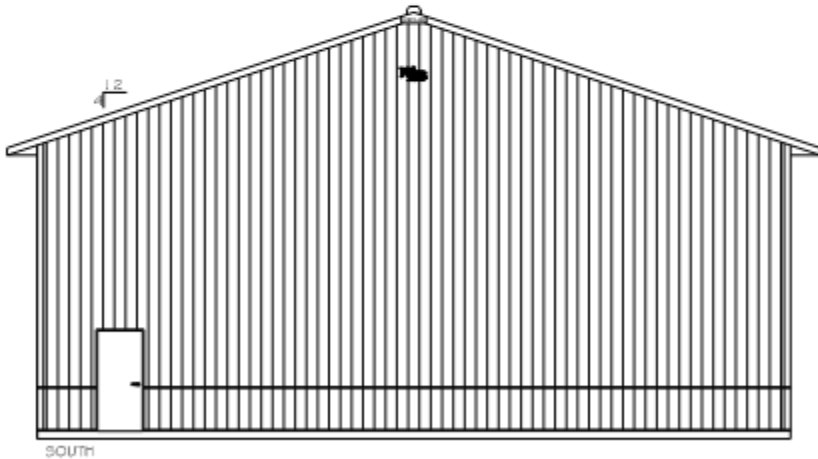
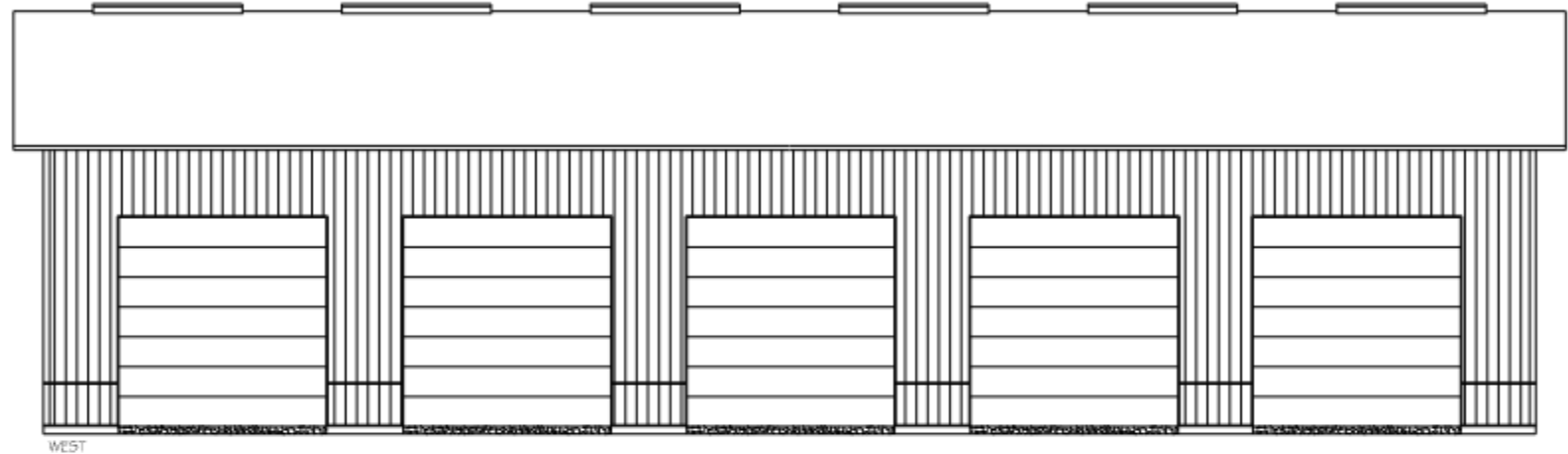
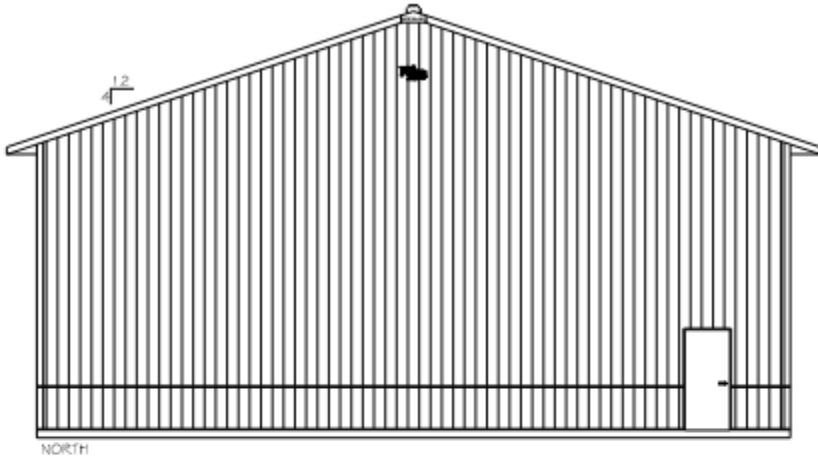
■ Application Process



■ Building Floor Plan

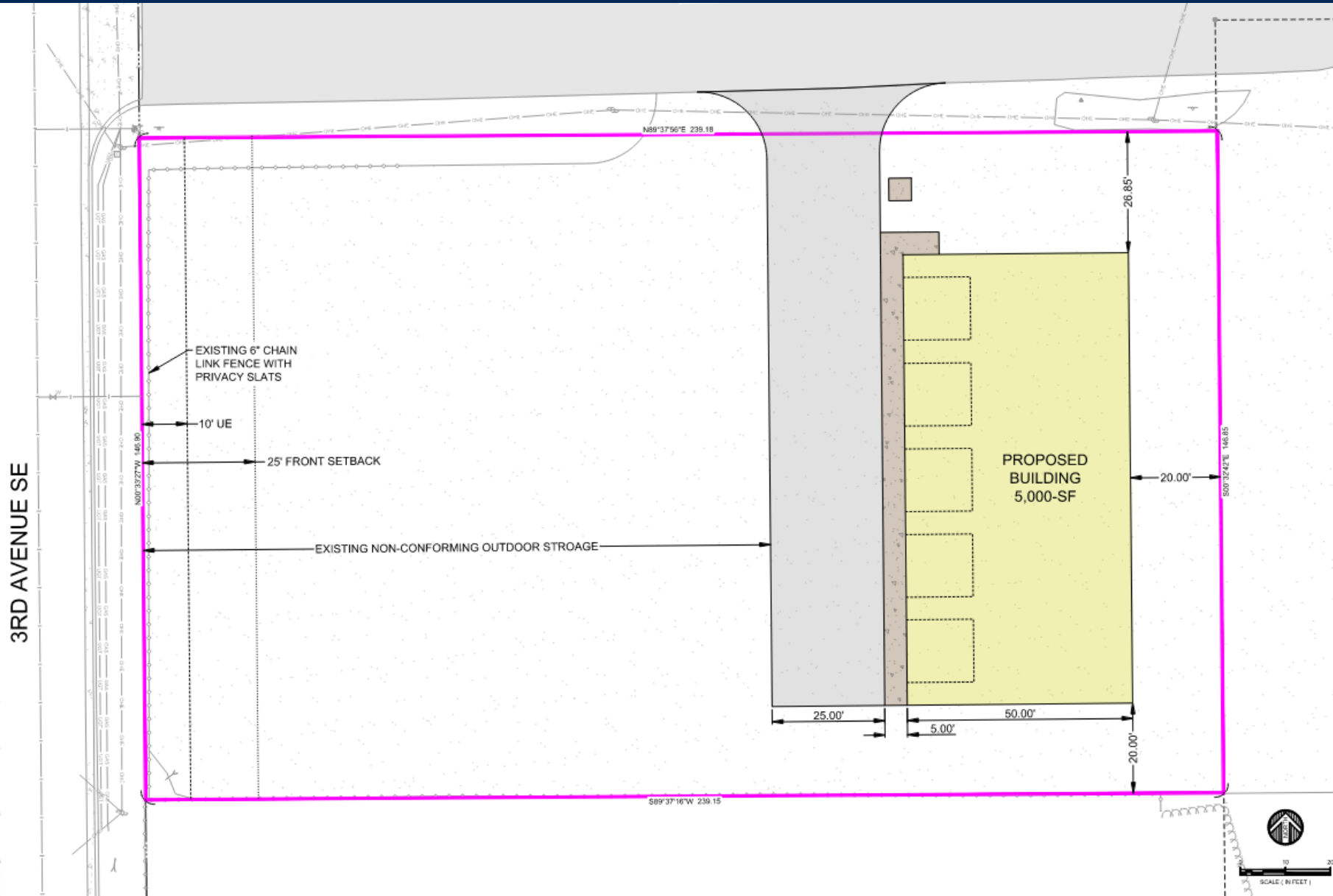


■ Building Elevations



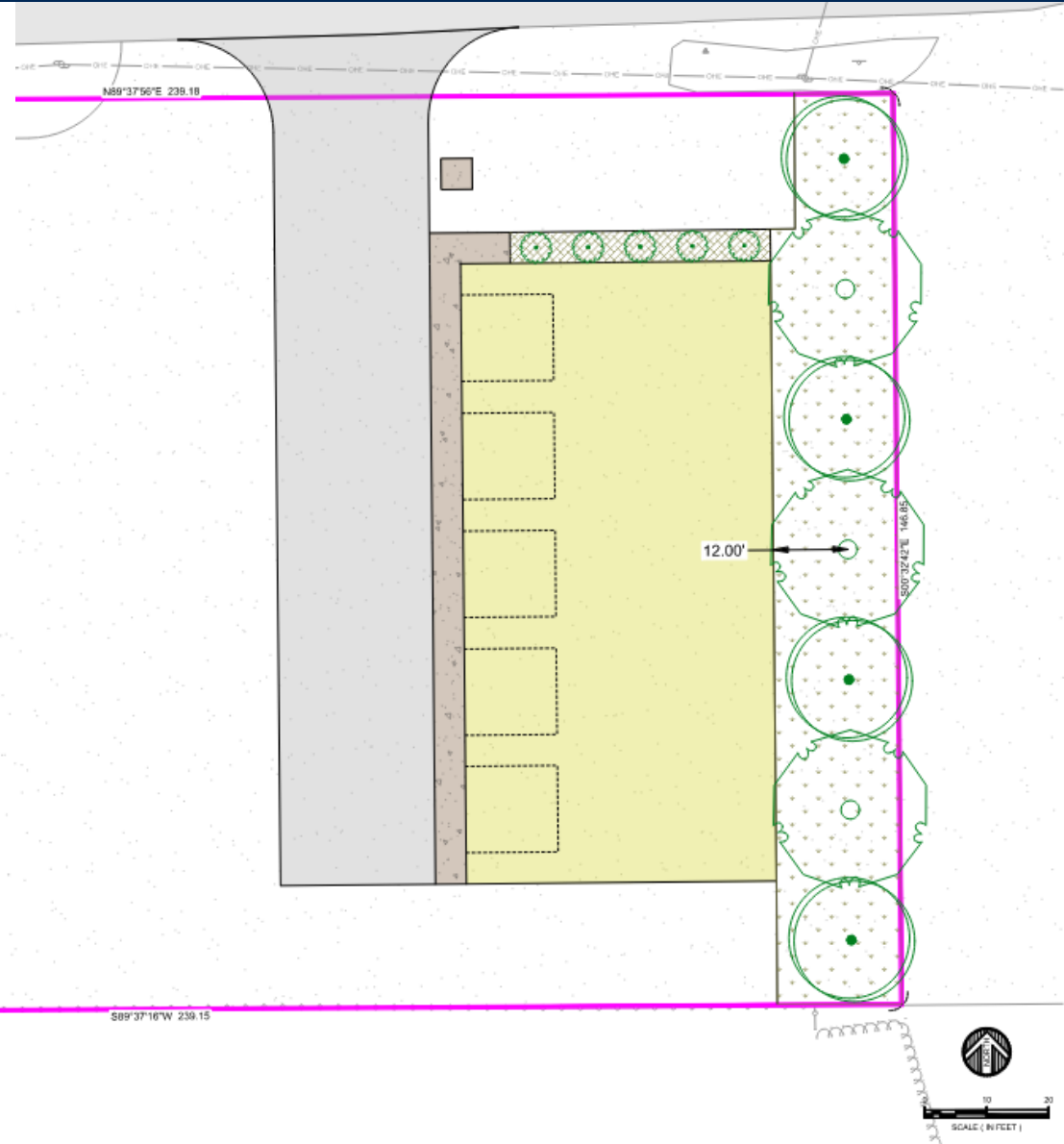
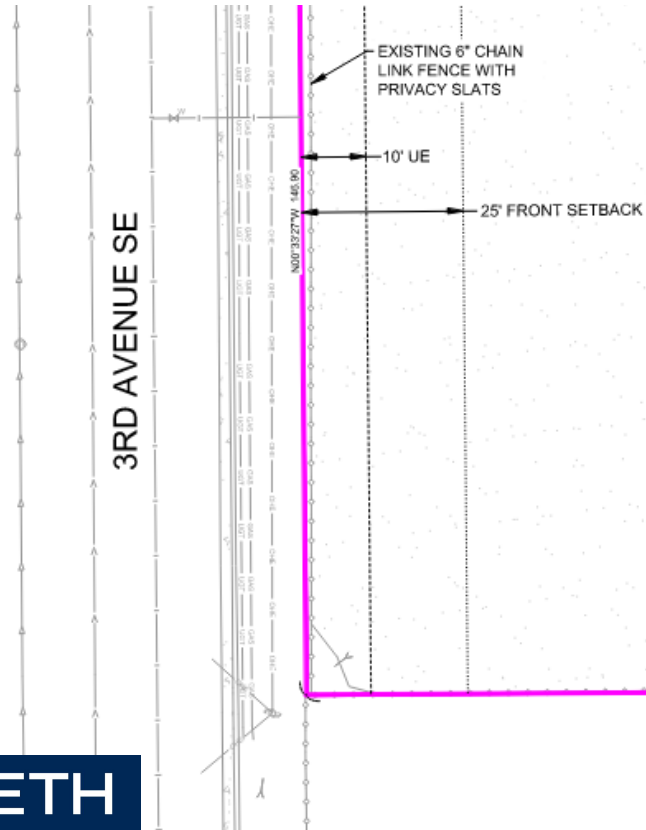
ELEVATIONS
SCALE: 3/32" = 1'-0"

■ Site Plan

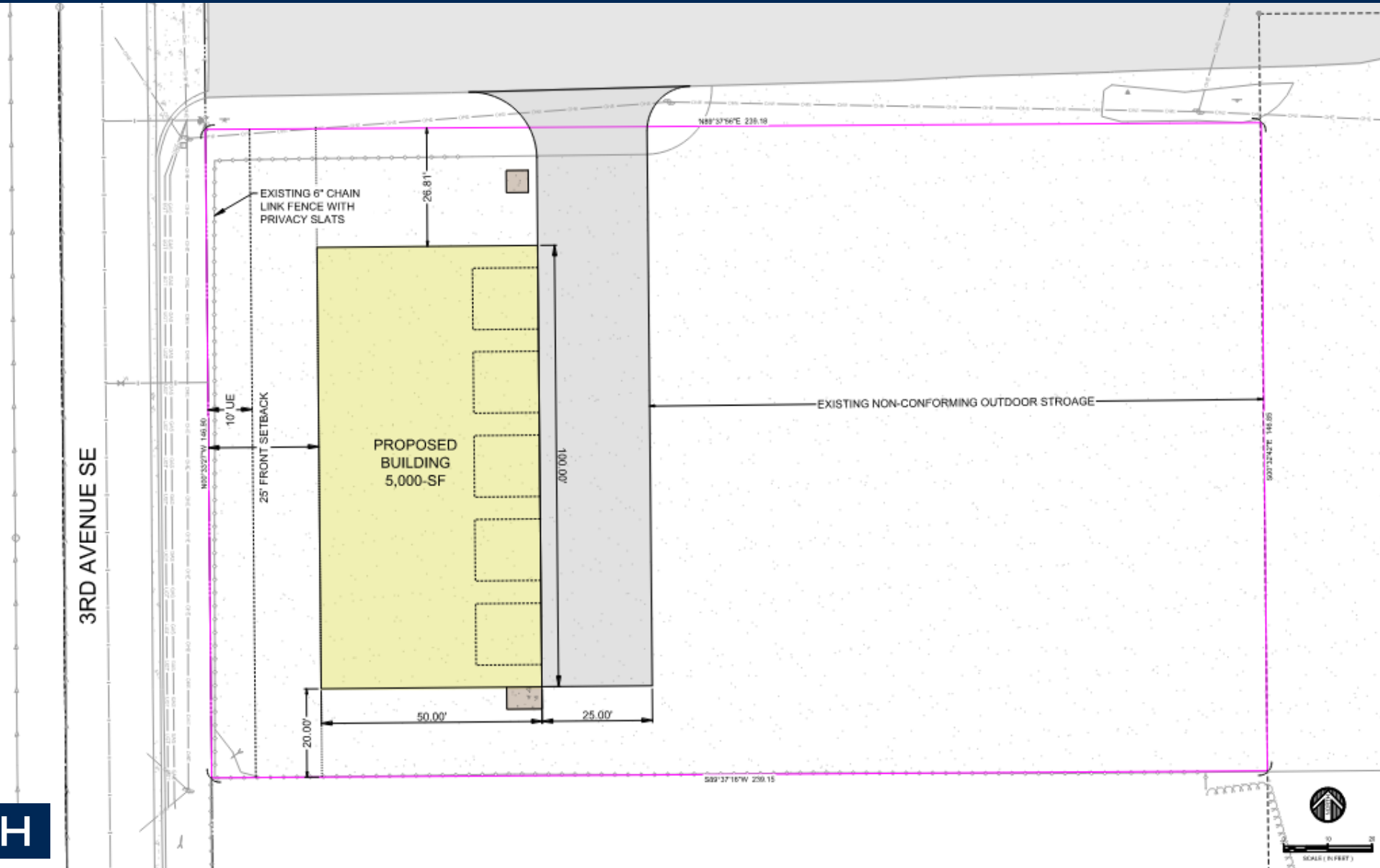


■ Landscape Plan

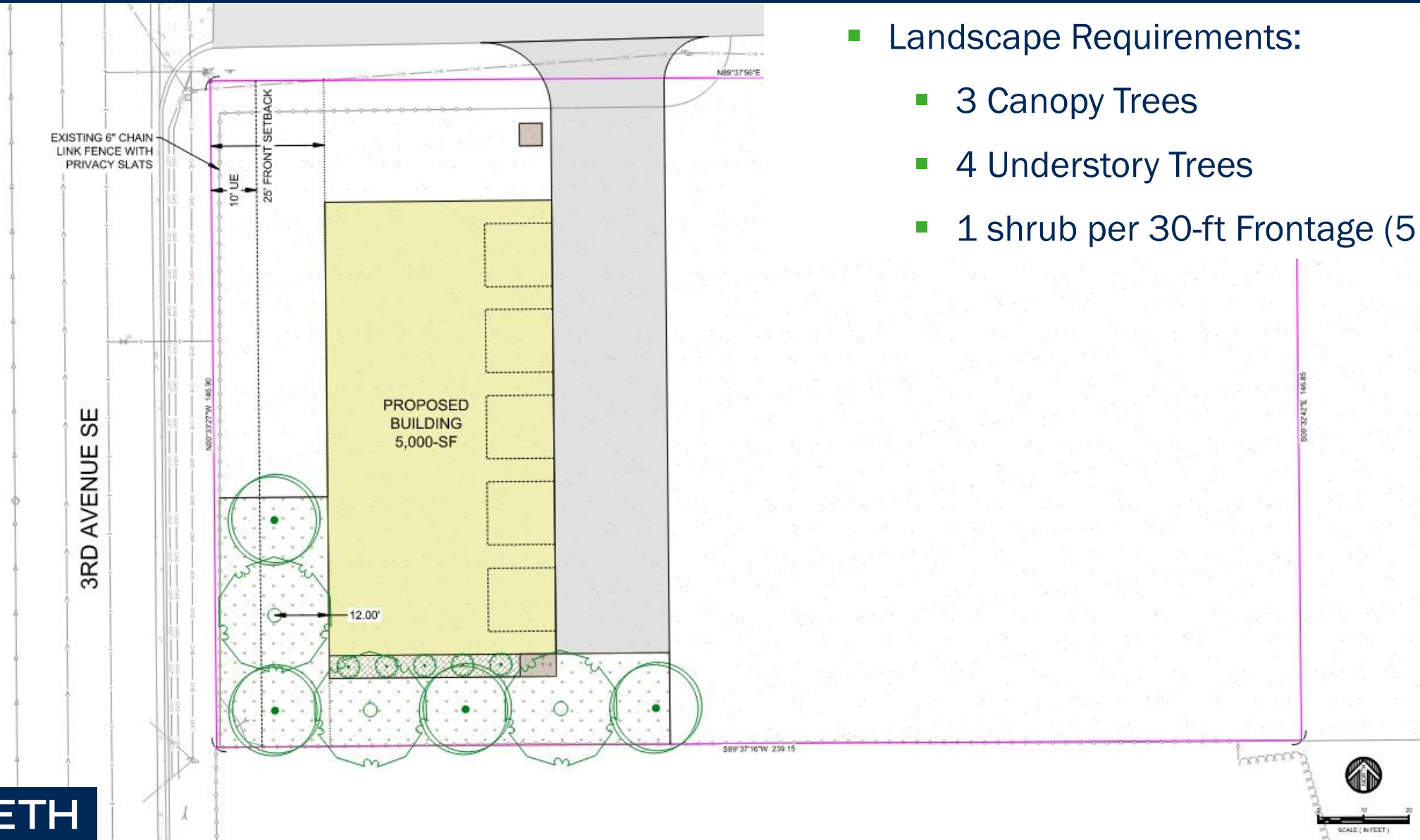
- Landscape Requirements:
 - 3 Canopy Trees
 - 4 Understory Trees
 - 1 shrub per 30-ft Frontage (5 shrubs)



■ Site Plan - Alternate



■ Landscape Plan - Alternate



■ Landscape Requirements:

- 3 Canopy Trees
- 4 Understory Trees
- 1 shrub per 30-ft Frontage (5 shrubs)

■ Traffic Impacts

- Existing Conditions:
 - Existing traffic counts are difficult to estimate because there is not currently a building on the site.
- Proposed Conditions:
 - ITE Use 150 - Warehousing
 - Daily trips increase by 9 trips
 - AM/PM peak hour trips increase by 1 trip



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Questions

- Contact Information:
 - Vanessa Hines
 - 507-206-2136
 - Vanessa.hines@widseth.com

■ 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).