

Northwest Professional Building

JK Circle Drive West LLC

NIM Meeting date: April 11th, 2023 – 5:00PM

Location: Rochester Title and Escrow Office

2870 Superior Drive NW Rochester, MN

Overview

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

Introduction

Mark Welch – P.E., G-Cubed Engineering

- Senior Vice President – Civil Division Chief

Jeremy Kane – JK Circle Drive West LLC

- Contractor with Schoeppner Construction - Member of Ownership Group
- Other members of Ownership Group

About our Project

Location: 3660 Sarah Pl NW Rochester, MN 55901

NW of West Circle Dr NW and Valley High Dr NW intersection

Proposal: A two level, multi-tenant base commercial building

9900 sq ft per level for 19,800 sq ft total area

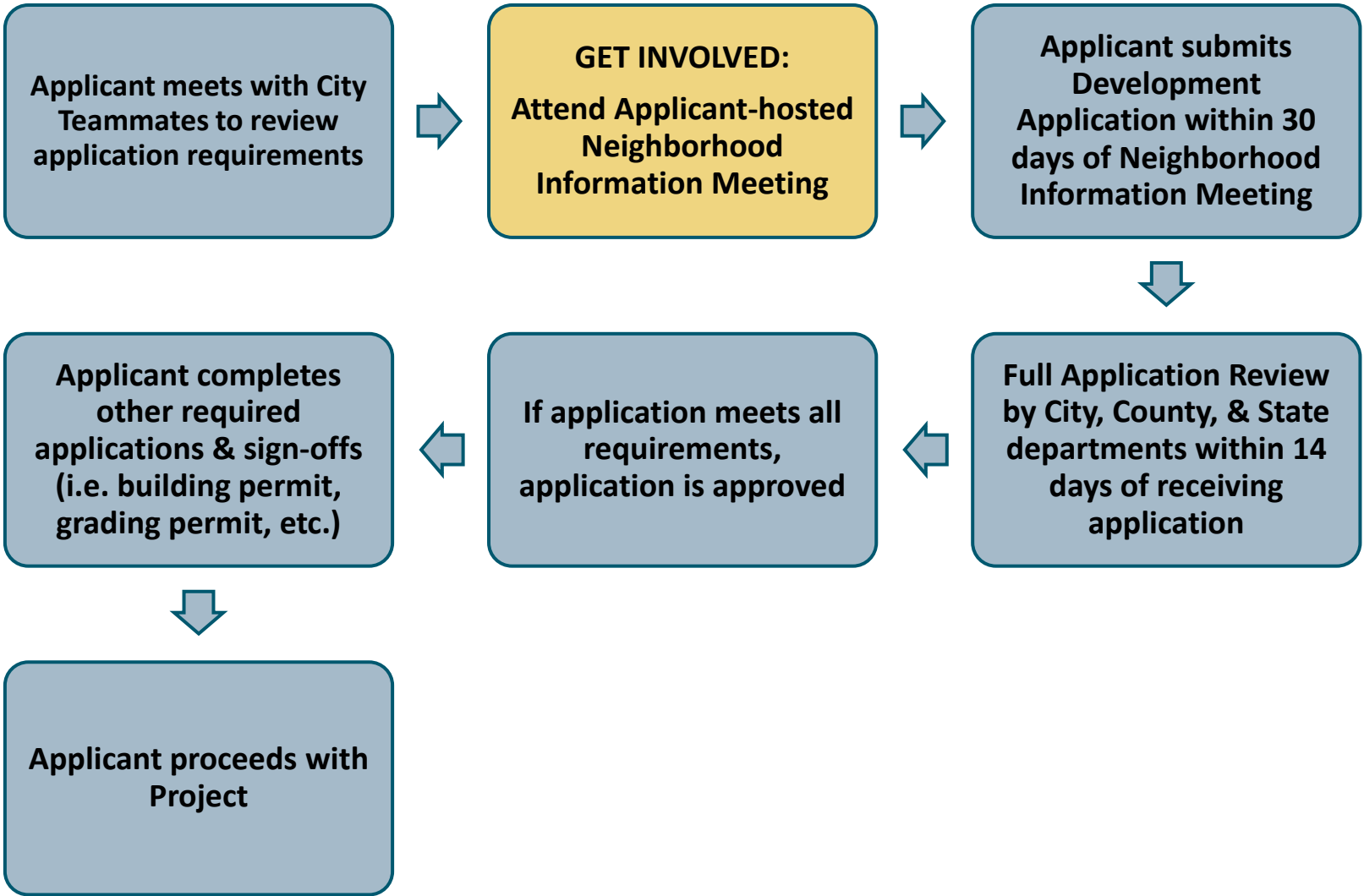
Multiple entrance locations for main level units

Drive thru/Parking/EV charging stations/parking lot runoff

Building Orientation towards West Circle Drive overlooking protected wetland.

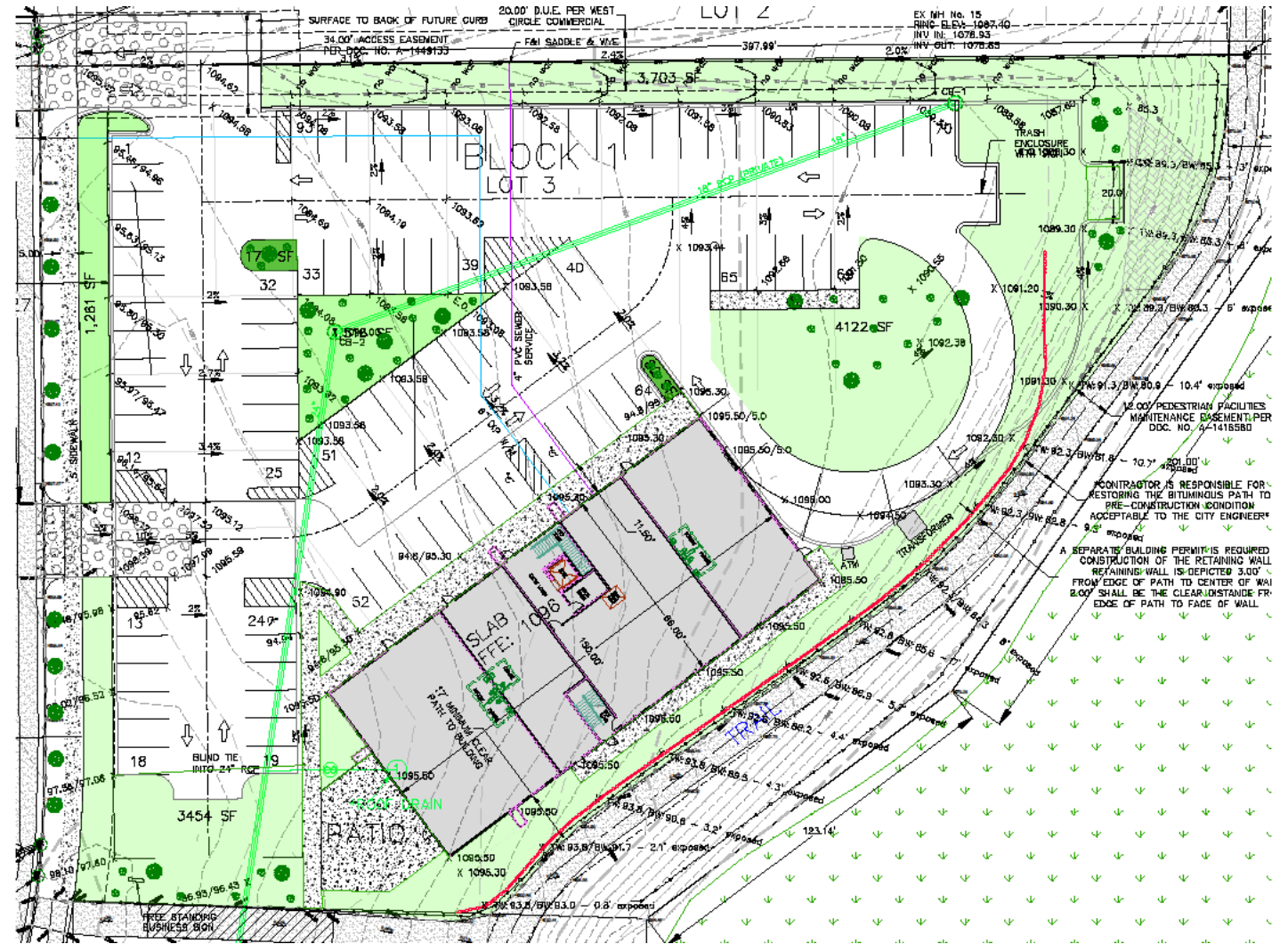
Patio for proposed restaurant use in green space to west

The Application Process



Landscape Plan

- Plantings depicted are preliminary and will be updated prior to meeting. Parki lot island landscaping
- Greenspace provided along boulevard, surrounding parking lot and around building



Building Elevation

- Building Height – 27.5 feet
- Building Length – 150 feet
- Building Width – 66 Feet
- Square Footage – 9,900 sf per floor



Photometric Plan

Photometric plan pending

Will be compliant with Rochester standards and specifications

Traffic Impact Study

TIS Waiver based on prior study.

The proposed building has less square footage than was included in the traffic study. The proposed use will require less trips than was planned for in the approved traffic study for this development area.

Traffic Impacts

Prior Study.

Less Square Footage

Public Transportation available

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).