

Civic Center North Lot Multi-family Rezoning and Site Development Plan

Sherman Associates

4/25/2023

Rezoning Overview

- Introductions
- About our Project
- The Application Process
- Exhibits:
 - Current & Proposed Zoning Map
 - Massing Permitted
 - Dimensional Standards
 - Permitted Uses of the Existing & Proposed Zoning Districts
- Traffic Impacts
- Q&A

Overview

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- The Application Process
- Exhibits:
 - Current & Proposed Zoning Map
 - Massing Permitted
 - Dimensional Standards
 - Permitted Uses of the Existing & Proposed Zoning Districts
 - Site Plan
 - Landscape Plan
 - Building Elevations
 - Photometric Plan
- Renderings
- Shadow Studies
- Traffic Impacts
- Existing and Future Environmental Features
- Q&A

Introduction



ABOUT SHERMAN ASSOCIATES

For over 40 years, Sherman Associates has been committed to building communities, enriching neighborhoods, and empowering people. As a developer, we've revitalized neighborhoods and transformed entire city blocks. Our vision-oriented approach to development consists of three core principles: meet the needs of the city or neighborhood, bring innovative solutions, and properly utilize the right financing options.



ABOUT KIMLEY-HORN

At Kimley-Horn, we do things differently. People—clients and employees—are at the forefront of our business. With Kimley-Horn, our clients and our employees can expect more and experience better. Our engineers, planners, and environmental scientists apply creativity and rigor to deliver outstanding results.



ABOUT ESG

ESG is a national leader in the planning, design and development of award-winning residences and communities throughout the US. Our architects and designers base their work on timeless design principles. These principles include integration of pedestrian-friendly streetscapes and landscaping, proximity to mass transit, generating density, and the incorporation of sustainable-design strategies and mixed-use commercial enterprises.

Introduction – Project Team



Carole Mette

Sherman Associates
Developer



Bob Loken

ESG Architecture & Design
Principal



Dan Collison

Sherman Associates
Business Development



Will Anderson

Sherman Associates
Dir. Of Development



Ryan Samsa

ESG Architecture & Design
VP Design Architect

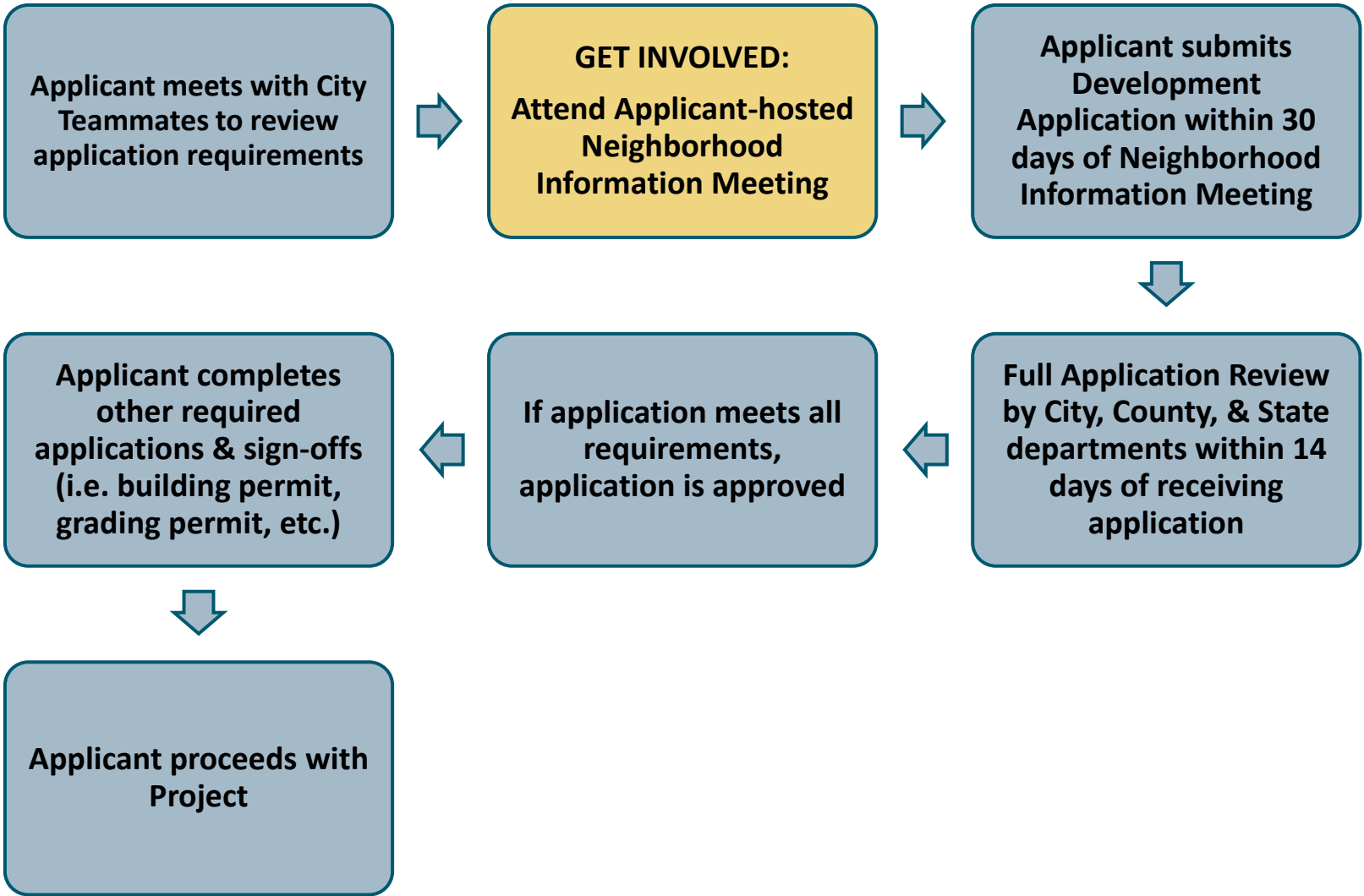


About our Project

The proposed project is a new residential development consisting of both market-rate and affordable housing dwelling units on an existing surface-parking lot (Civic Center North).

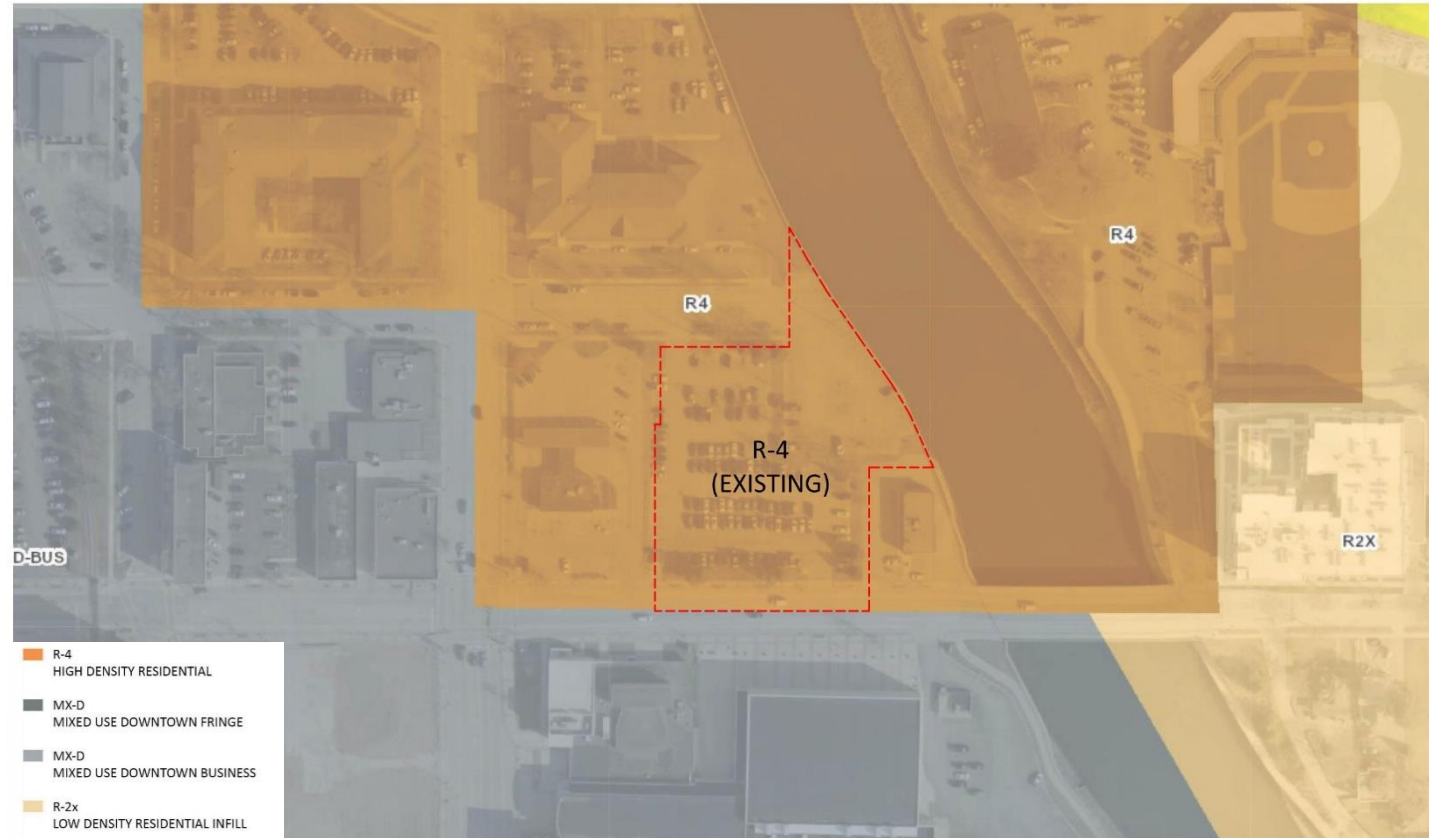
The proposal includes ±335 new residences and amenities including, but not limited to, a fitness room, structured parking, enhanced pedestrian connectivity and landscape improvements. The market-rate tower building is 14 stories tall and the affordable, low-rise building is five stories tall.

The Application Process



Current Zoning Map

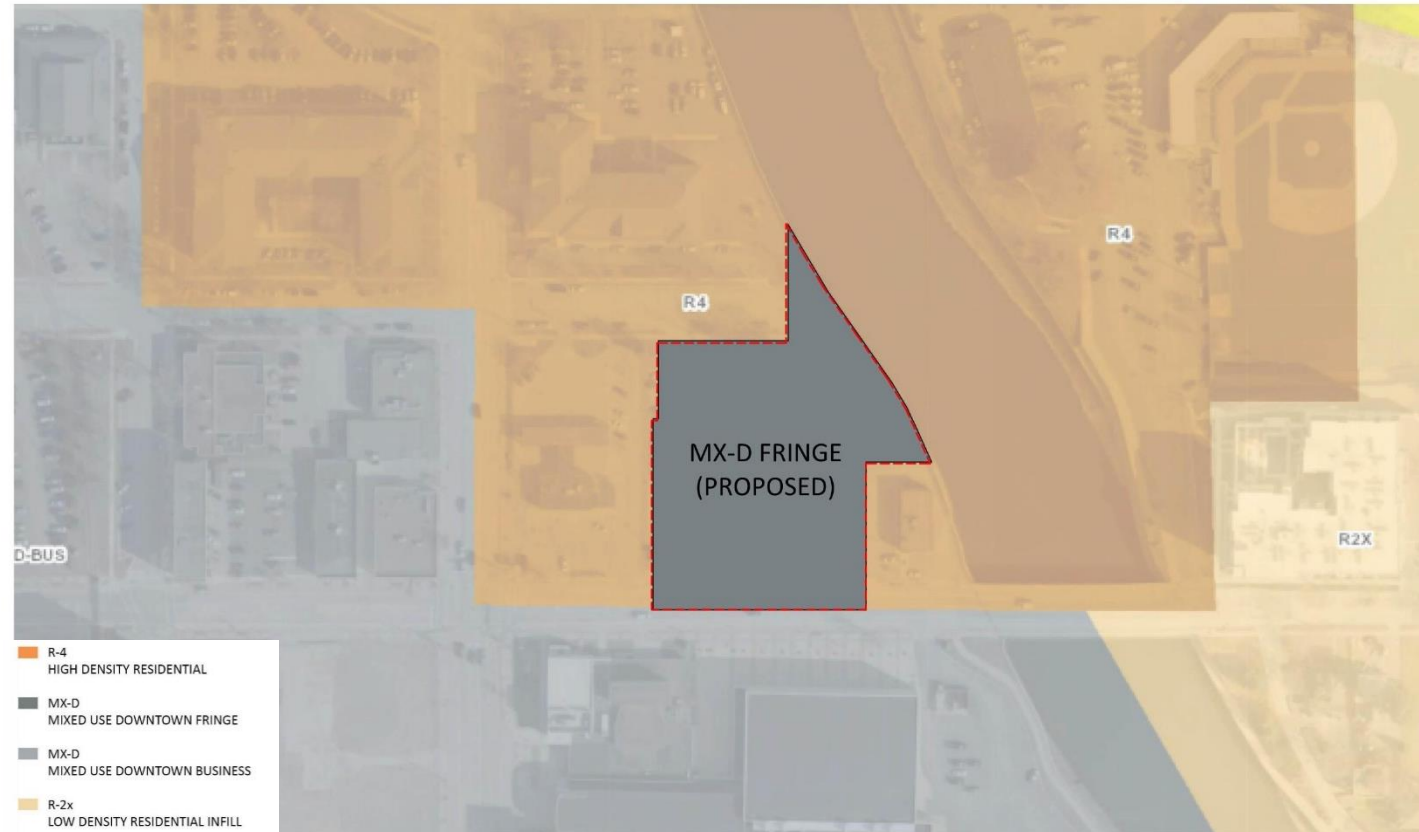
- Current R-4 Zoning
- Existing site consists of surface parking



ZONING MAP - EXISTING CONDITION

Proposed Zoning Map

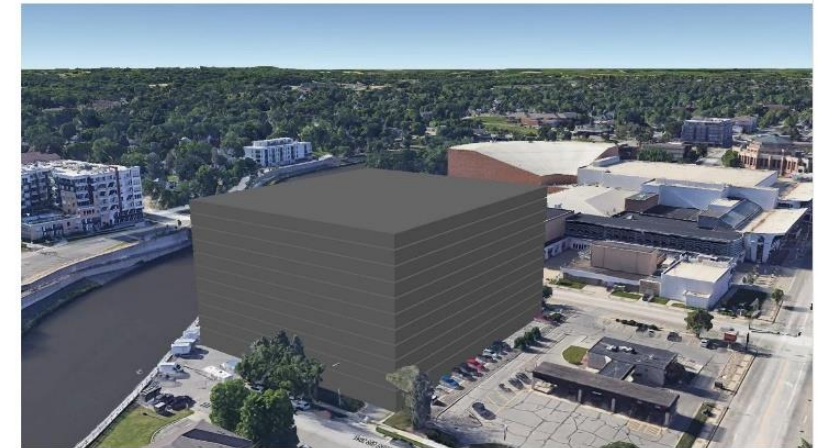
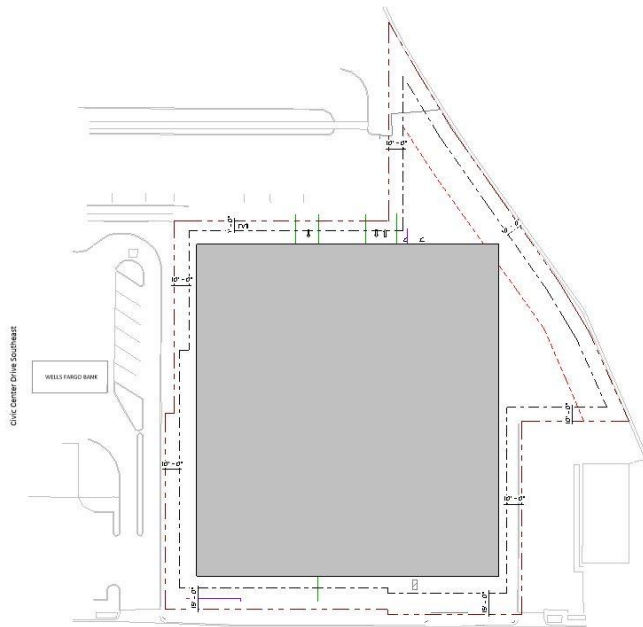
- Proposed MX-D Fringe Zoning
- The proposed use is a permitted use and meets Section 60.300.020B.3
- The proposed use is compatible with adjacent properties
- The proposed amendment does not involve spot zoning
- The proposed amendment is ideal and necessary 'to support and enhance the activities within the Central Business subdistrict.' (*Comprehensive Plan, M. MX-D, 1. Purpose, a.*)



ZONING MAP - PROPOSED CONDITION

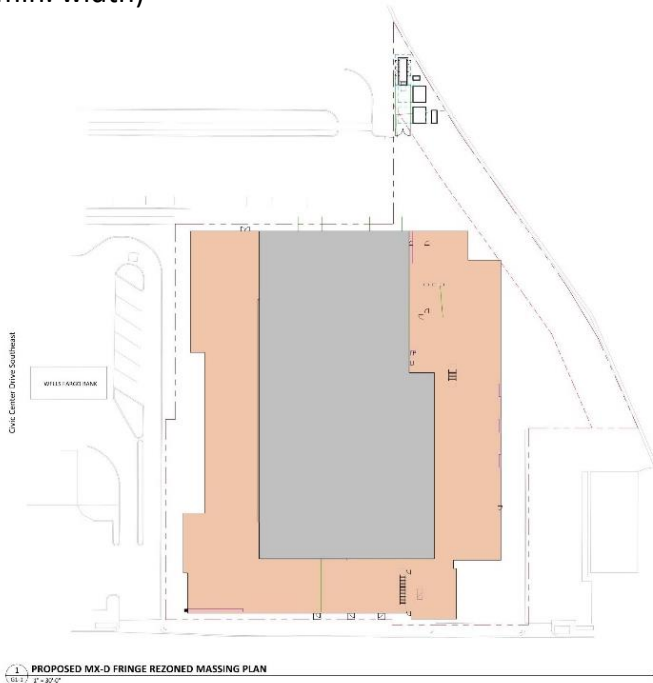
Massing Permitted for Current R-4 Zoning

- Allowed by zoning:
 - 135 ft max. height + 20 ft. for income-restricted units
 - FAR: none
 - Max. length: none
 - Min. landscaped area: 25%
 - Bufferyard: level 1, opt 1 (10 ft. min. width:
- Setbacks:
 - Front: 15 ft.
 - Street side: 7 ft.
 - Interior side: 10 ft.
 - Sum of interior sides: none
 - Rear: 15 ft.



Massing Permitted for Proposed MX-D Fringe Zoning

- Allowed by zoning:
 - 135 ft max. height + 4 stories for income-restricted units
 - FAR: none
 - Max. length: none
 - Min. landscaped area: 5%
 - Bufferyard: level 1, opt 1 (10 ft. min. width)
- Setbacks:
 - Front: none
 - Street side: none
 - Interior side: none
 - Sum of interior sides: none
 - Rear: none



Existing Dimensional Standards

- Lot:
 - Area: 6,000 sq. ft.
 - Width: 60 ft.
- Setbacks:
 - Front: 15 ft.
 - Street Side: 7 ft.
 - Interior Side: 10 ft.
 - Rear: 15 ft.
- Height:
 - Primary Structure: 135 ft. (115 ft. + 20 ft. for income-restricted units)
 - Accessory Structure: 25 ft.
- FAR: none

Table 400.02-1 Agricultural and Residential Zoning Districts						
	AG	R-1	R-2	R-2x	R-3	R-4
Lot Dimensions (Minimum)						
Lot Area	35 acres	5,000 sq. ft.	3,000 sq. ft.	2,000 sq. ft.	3,500 sq. ft.	6,000 sq. ft.
Lot Width	60 feet	60 feet	30 feet	30 feet	30 feet	60 feet
Building Setbacks (Minimum in feet)						
Front	20	15	15	20	20	15
Street Side [1] [2]	12	12	11	10	12	7
Interior Side [3]	6	5	0	6	6	10
Sum of Interior Sides	16	12	10	12	16	None
Rear, Primary Building/Structure [4]	25	20	10	20	25	15
Rear, Accessory Building/Structure on Corner Lots [5]	6	6	6	6	6	6
Building/Structure Height (Maximum in feet)						
Primary Structure	35	35	35	45	48	115
Accessory Structure	45	15 [6]	15 [6]	15 [6]	25	25
Other Standards						
Maximum Floor Area Ratio	None	None	None	None	1.5	None
Maximum Length of Building Façade Fronting a	None	None	None	80 feet	None	None

Table 400.02-1 Agricultural and Residential Zoning Districts						
	AG	R-1	R-2	R-2x	R-3	R-4
Public Right-of-Way						
Minimum Landscape Area	None	50%	40%	40%	35%	25%
NOTES						
[1] A lot that has a street side yard within 25 feet of a front yard on an adjacent lot shall be set back 25 feet from the common lot line and the street side yard line.						
[2] On any lot where a street side setback abuts a side lot line in any district other than and R-1 or R-2 district, the street side setback within 25 of the abutting side lot line, a setback at least equal to one-half the width to the front yard setback on the abutting lot shall be provided. On any lot where a street side setback abuts a side lot line of a lot in the R-1 or R-2 district, a setback at least equal in width to the front yard required in the adjacent R-1 or R-2 district shall be provided.						
[3] Lots on cul-de-sacs must also comply with Section 60.400.040C.3.f, Cul-de-Sacs.						
[4] See Section 60.400.020D.5, Existing Small Lots.						
[5] Accessory buildings/structures facing a street shall be setback a minimum of 10 feet from the street side lot line, except for garages accessed from the side street, which shall be set back a minimum of 20 feet from the street side lot line.						
[6] 24 feet for Accessory Dwelling Units.						

Proposed Dimensional Standards

- Lot Dimensions: none
- Building Setbacks: none
- Building Height:
 - Primary Structure: 135 ft + 4 stories for income-restricted units
- FAR: none

Table 400.02-2 Mixed Use Zoning Districts											
	MX-N	MX-S	MX-C	MX-G	MX-I	MX-T [1]			MX-D		
						Corridor	Node	Village	Fringe	Medical	Business
Lot Dimensions (Minimum)											
Lot Area	None	None	None	None	None	None			None		
Lot Width	None	None	None	None	None	None			None		
Building Setbacks (Minimum/Maximum, in feet)											
Front	0 / 15	0 / 15	None	15	15	None			None		
Street Side [2]	7	7	None	7	7	2			None		
Interior Side	5	None	None	None	10	5			None		
Sum of Interior Sides	10	None	None	None	None	10	0	5	None		
Rear	5	None	7	None	8	5	0	5	None		
Building/Structure Height (Maximum in feet)											
Primary Structure	24	36	48	60	70	65	85	95	135	185	235

Table 400.02-2 Mixed Use Zoning Districts											
	MX-N	MX-S	MX-C	MX-G	MX-I	MX-T [1]			MX-D		
						Corridor	Node	Village	Fringe	Medical	Business
Accessory Structure	15 [3]	15 [3]	15 [3]	25	25	30	30	30	30	30	30
Other Standards											
Maximum Building Length	None	None	None	None	None	300	300	300	None		
Maximum Floor Area Ratio	0.5	2.0	0.7	1.0	1	4	5	5	None		
Minimum Landscape Area	25%	15%	20%	15%	20%	5%	5%	5%	5%	8%	0%

NOTES

- [1] Section 60.200.030L.3, Additional District Standards contains additional limits on minimum building height, maximum building setbacks, and requirements for the creation of pedestrian-oriented spaces in the front setback area.
- [2] On any lot where a street side setback abuts a side lot line in any district other than and R-1 or R-2 district, the street side setback within 25 of the abutting side lot line, a setback at least equal to one-half the width to the front yard setback on the abutting lot shall be provided. On any lot where a street side setback abuts a side lot line of a lot in the R-1 or R-2 district, a setback at least equal in width to the front yard required in the adjacent R-1 or R-2 district shall be provided.
- [3] 24 feet for Accessory Dwelling Units.

Permitted Uses of the Existing R-4 and Proposed MX-D Fringe Zoning Districts

Existing R-4 Allowed Uses:

- Residential Uses:
 - Household Living: All uses allowed excluding Single Family Detached dwellings.
 - Group Living: All uses allowed excluding Dormitory.

Chapter 60.200 Use Regulations Section 60.200.0100: Relation to Local, State, or Federal Law

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

Table 300.01-1 Allowed Uses Table

Zoning districts and subdivisions (where applicable)	Residential and Agricultural						Mixed Use	Non-Residential	Use-Specific Standards
	RD	R1	R2	R3	R4	MA	MX	NR	
Household Living	S	S	S	S	S	S	S	S	
Group Living	S	S	S	S	S	S	S	S	
Multi-Family, Live-Work, and Manufactured Home Park									

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Public, Institutional, and Civic Uses									
Commercial and Professional Services									
Industrial and Manufacturing									
Recreation and Entertainment									
Health, Religious, and Lodging									
Transportation									

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Public, Institutional, and Civic Uses									
Commercial and Professional Services									
Industrial and Manufacturing									
Recreation and Entertainment									
Health, Religious, and Lodging									
Transportation									

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Commercial and Professional Services									
Industrial and Manufacturing									
Recreation and Entertainment									
Health, Religious, and Lodging									
Transportation									

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Proposed MX-D Fringe Allowed Uses:

- Residential Uses:
 - Household Living: Attached dwelling, Multi-family, Live-Work, and Manufactured Home Park.
 - Group Living: All uses allowed excluding Medical Stay Dwelling Unit.

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Household Living	S	S	S	S	S	S	S	S	
Group Living	S	S	S	S	S	S	S	S	
Multi-Family, Live-Work, and Manufactured Home Park	S	S	S	S	S	S	S	S	
Public, Institutional, and Civic Uses									
Commercial and Professional Services									
Industrial and Manufacturing									
Recreation and Entertainment									
Health, Religious, and Lodging									
Transportation									

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Commercial and Professional Services									
Industrial and Manufacturing									
Recreation and Entertainment									
Health, Religious, and Lodging									
Transportation									

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Commercial and Professional Services									
Industrial and Manufacturing									
Recreation and Entertainment									
Health, Religious, and Lodging									
Transportation									

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Commercial and Professional Services									
Industrial and Manufacturing									
Recreation and Entertainment									
Health, Religious, and Lodging									
Transportation									

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Site Plan

- Lot Dimensions: none required
- Min. Landscaped Area: 5%
- Building Setbacks: none required
- Proposed Setbacks:
 - North: 1.1 ft
 - South: 4.8 ft
 - East: 18.6 ft
 - West: 11.5 ft
- Building Height:
 - Primary Structure: 175'-0" (135 ft. max. + 4 story height incentive for income-restricted units)
- FAR: none required
- Parking: ±358 spaces



Landscape Plan

BUFFERYARD REQUIREMENTS - MXD-F:

LEVEL ONE BUFFER YARD: 2 CANOPY TREES / 100 L.F. OF FRONTAGE
2 UNDERSTORY TREES / 100 L.F. OF FRONTAGE
2 SHRUBS / 100 L.F. OF FRONTAGE

WEST PROPERTY LINE (272 L.F.) REQUIREMENTS: 6 CANOPY TREES = (272 L.F. / 100) *2
6 UNDERSTORY TREES = (272 L.F. / 100) *2
6 SHRUBS = (272 L.F. / 100) *2

WEST PROPERTY LINE PROVIDED: 14 CANOPY TREES
11 UNDERSTORY TREES
68 SHRUBS

EAST PROPERTY LINE (132 L.F.) REQUIREMENTS: 3 CANOPY TREES = (132 L.F. / 100) *2
3 UNDERSTORY TREES = (132 L.F. / 100) *2
3 SHRUBS = (132 L.F. / 100) *2

EAST PROPERTY LINE PROVIDED: 6 CANOPY TREES
6 UNDERSTORY TREES
12 SHRUBS

PEDESTRIAN FOCAL POINTS AND CANOPY TREES

PEDESTRIAN FOCAL POINTS REQUIRED: ENHANCED PEDESTRIAN PAVING

PEDESTRIAN FOCAL POINTS PROVIDED: LOOK OUT AREAS- ENHANCED TREATMENT TO BE SELECTED AT THE TIME OF PERMIT SET (EXPOSED AGGREGATE, INTEGRAL COLOR, OR TEXTURED CONCRETE)

PEDESTRIAN WALKWAY TREES REQUIRED: *25 CANOPY TREES= 498 L.F. EAST PEDESTRIAN WALKWAY / 20
*14 CANOPY TREES= 270 L.F. WEST PEDESTRIAN WALKWAY / 20

PEDESTRIAN WALKWAY TREES PROVIDED: **12 CANOPY TREES ALONG EAST PEDESTRIAN WALKWAY
14 CANOPY TREES ALONG WEST PEDESTRIAN WALKWAY

*REQUIREMENT IS IN ADDITION TO OTHER LANDSCAPE REQUIREMENTS. EXCEPTION FOR CANOPY TREES INSTALLED IN A BUFFER YARD COUNTS TOWARD BUFFER YARD PLANTING REQUIREMENTS.

**REQUIREMENT NOT MET DUE TO SITE CONSTRAINTS, 30' TIEBACK LOCATION FOR SHEET PILE WALL.

USABLE RECREATION AREA: SEE ARCHITECTURE



PLANT KEY	
TREES	
	UPRIGHT ORNAMENTAL TREE
	ORNAMENTAL TREE
	OVERSTORY TREE
SHRUBS	
	DECIDUOUS SHRUB
	EVERGREEN SHRUB
GROUND COVERS	
	ORNAMENTAL GRASS
	ARTIFICIAL TURF
	PERENNIAL
	NATIVE SEED MIX

LEGEND	
	EXISTING DECIDUOUS TREE (TYP.)
	EXISTING CONIFEROUS TREE (TYP.)
	EDGE (TYP.)
	TREE GRATE (TYP.)
	GRILL STATION
	BENCH (TYP.)
	PATIO TABLE AND CHAIRS (TYP.)
	ADIRONDACK CHAIR (TYP.)
	FIREPIT
	ORNAMENTAL FENCE
	LITTER RECEPTACLE
	STONE SEAT WALL
	STONE WALL
	PERGOLA

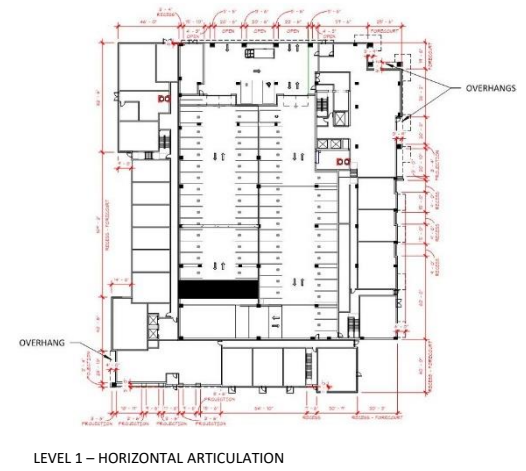
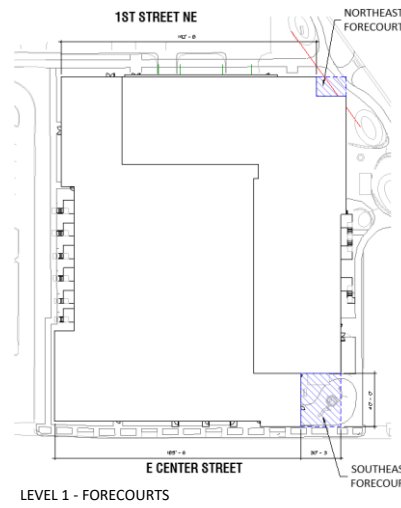
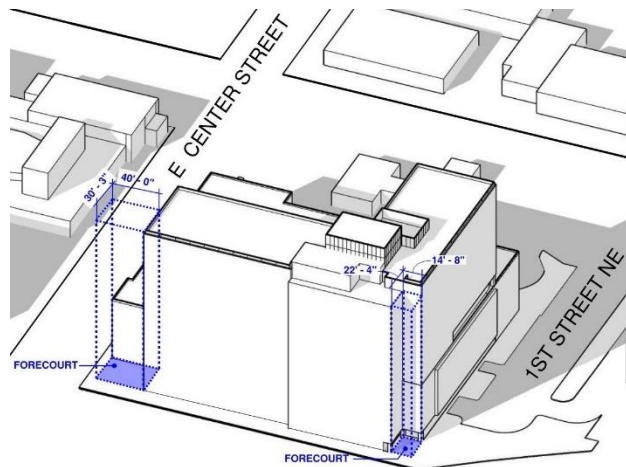


Building Elevations

Building Materials

Horizontal Articulation

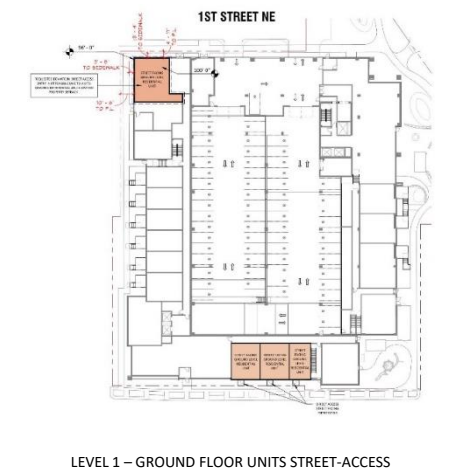
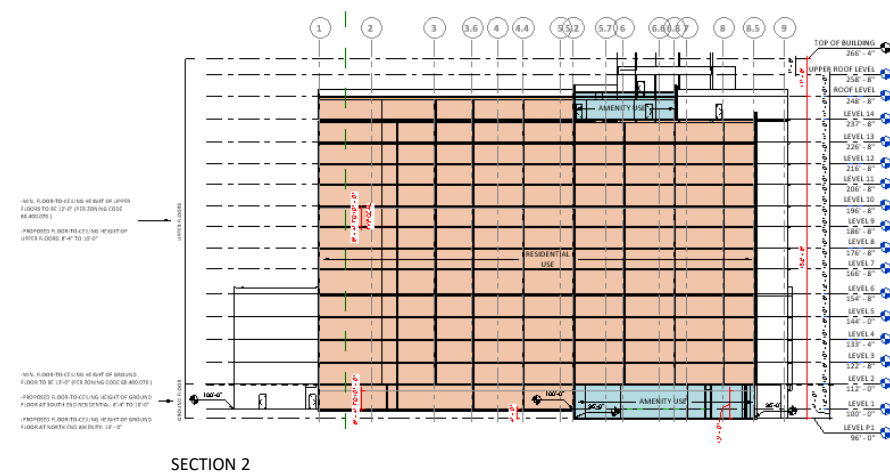
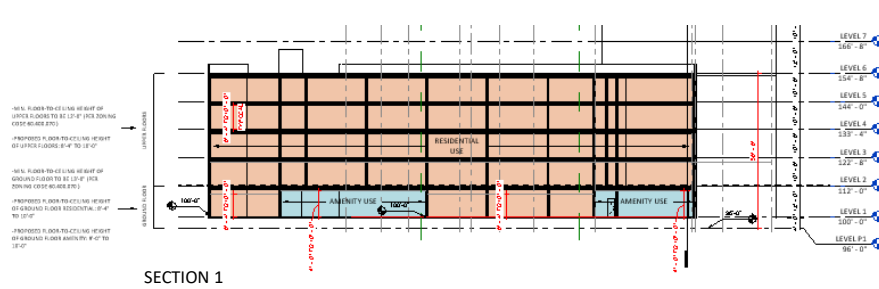
- (1) Change in texture and/or masonry patterns.
- (2) Projections, recesses, or reveals having a wall plane change that is a min. of 6 inches in depth every 60 horizontal feet.
 - Proposed deviation – West elevation: consolidating the above requirement into the larger, more impactful three-dimensional gesture of a *forecourt*.
- (3) Each street facing façade with a horizontal length over 150 feet will incorporate either a Forecourt or Top Floor stepback.
 - For each street-facing façade (E. Center St. and 1st St. NE), a Forecourt design element is incorporated



Building Elevations

Horizontal Articulation (cont.)

- (4) Street facing façade ground level units must provide direct-access entries from the building exterior.
 - Proposed deviation – North elevation: due to site grading differential and a limited property setback, one ground level unit will not have direct-access entry.
- (5) The minimum floor-to-ceiling height of the ground floor of any principal use shall be 13 feet, and on upper floors shall be 12 feet.
 - Proposed deviation – Ground Floor: Residential floor-to-ceiling height to be 8'-4" – 10'-0"; Amenity floor-to-ceiling height to be 9'-0" – 10'-0"; Amenity at North end to be compliant.
 - Proposed deviation – Upper Floors: Floor-to-ceiling height to be 8'-4" – 10'-0".



Building Elevations

Vertical Articulation

- A clearly identifiable base, body, and top of the building.

Base:

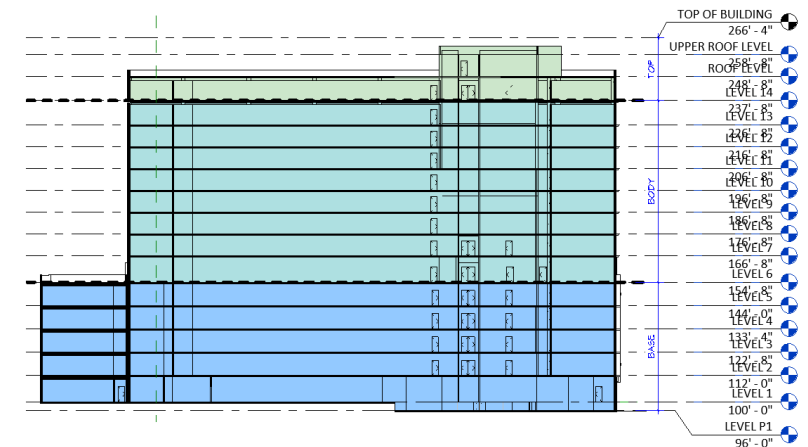
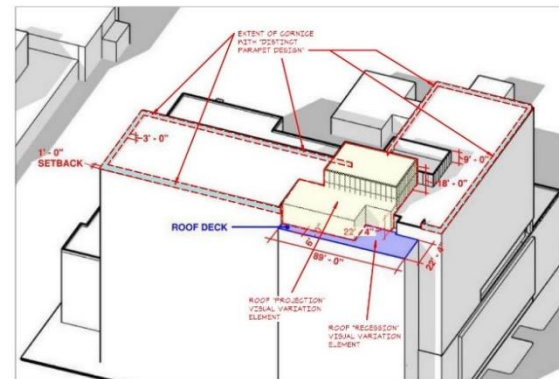
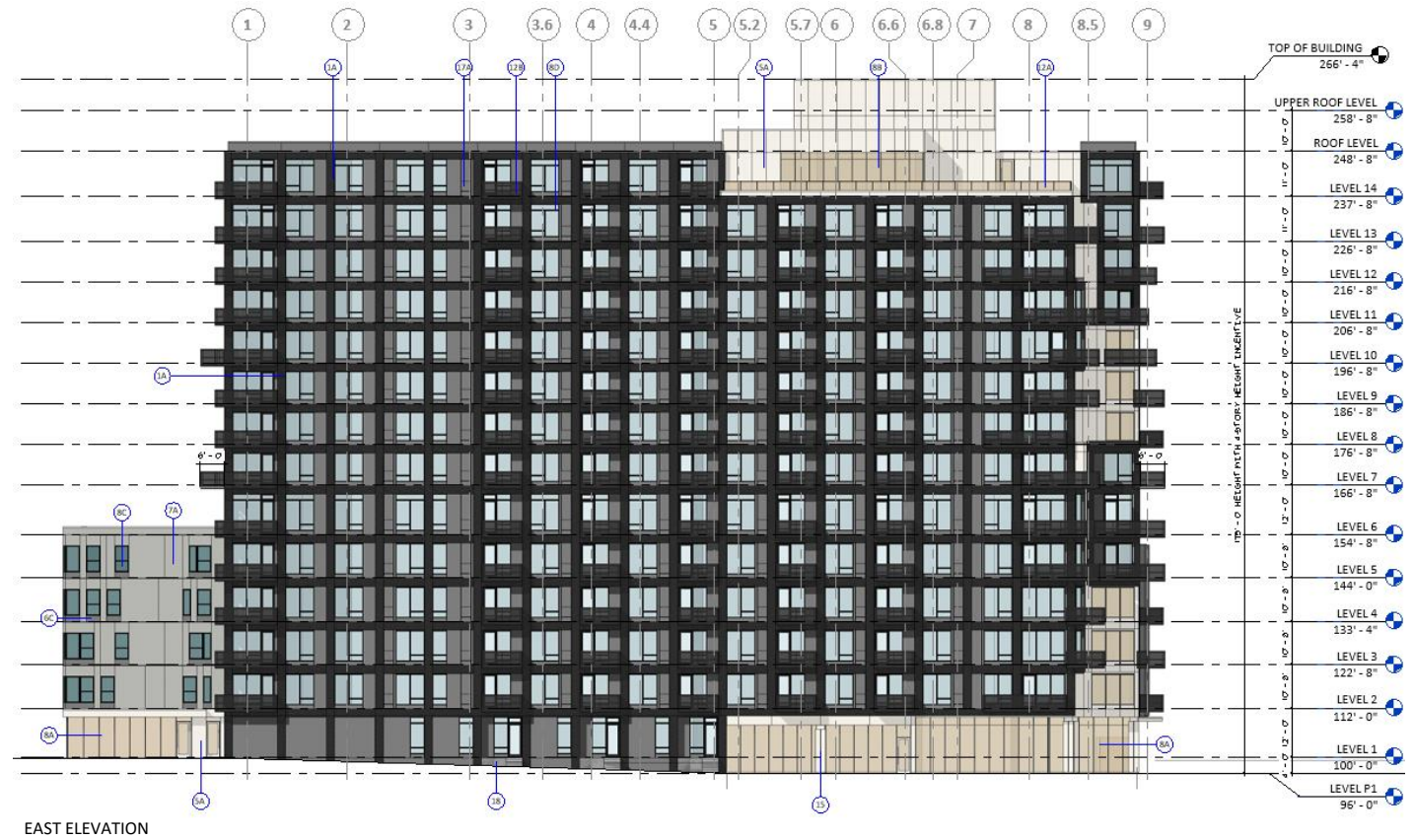
- (1) Shall be not more than 3 stories or 40 ft.
 - Proposed Deviation: 56'-8". The design proposes a "clearly identifiable" base that logically registers the vertical extent of the parking structure (5 levels) and responds to an existing datum established by surrounding buildings.
- (2) Incorporation of low planters/walls; use of base architectural veneer/wainscoting treatment; or integration of walkways/trellises/awnings.

Body:

- (1) 20% reduction in floor area from the Base.
- (2) Be set back at least 10 ft. from each street-facing Base.
 - Proposed Deviation: Setback of North façade body (1st Street NE) is 2 feet from the base; 1st Street at this block dead-ends and is therefore not a significant street.

Top:

- (1) No roofline to exceed exceed 50 ft. in horizontal length without visual variation incorporating: a) projections/recessions/dormers that alter at least 2 ft; b) 2 ft change in roof height; and c) distinct parapet designs and cornice treatment.

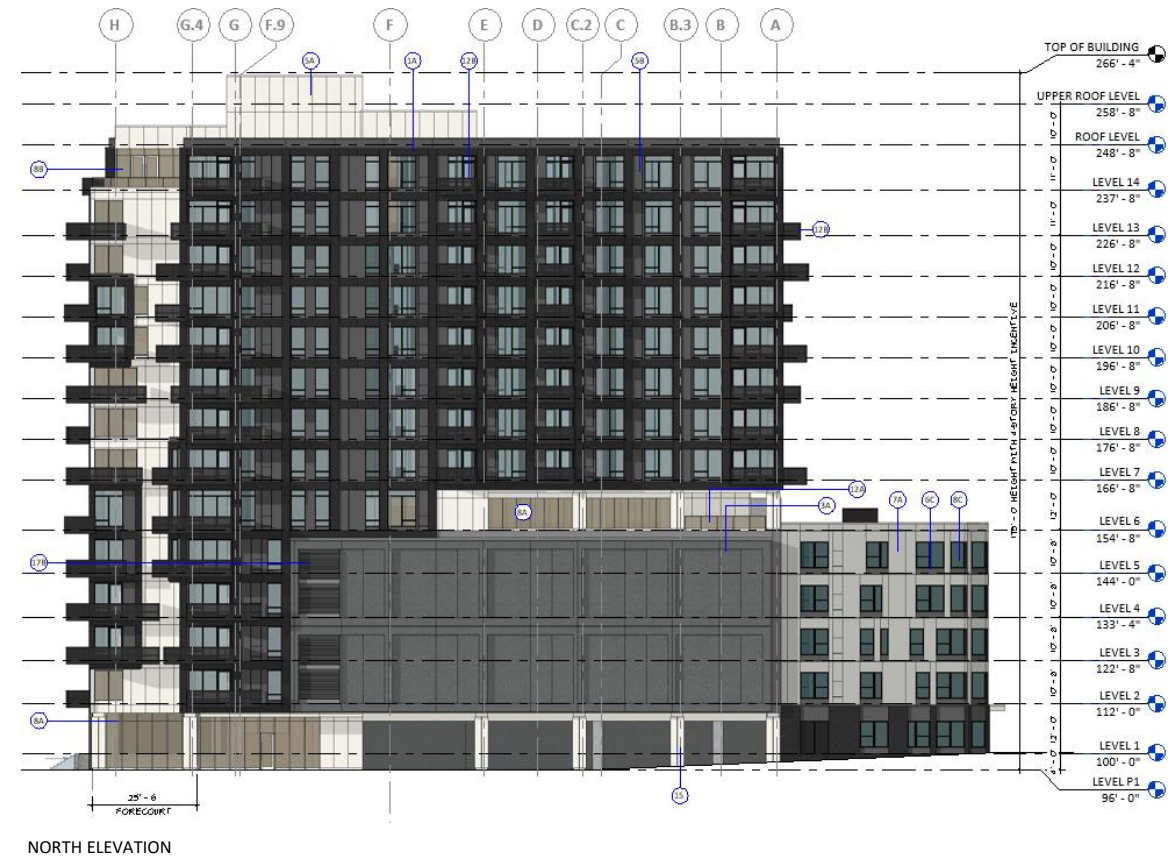


SECTION 1 – BASE/BODY/TOP

Building Elevations

Transparency:

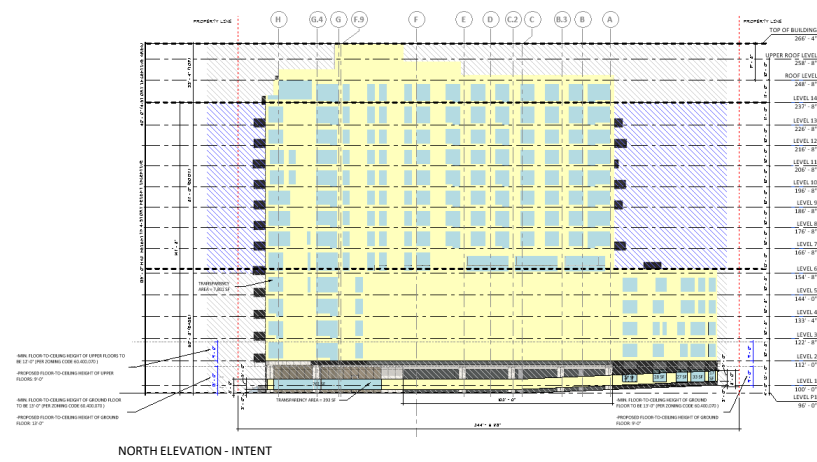
- Proposed transparency between 3 ft & 8 ft (30% min. req.)
 - North Elevation – 36%
 - South Elevation – 59%
- Proposed transparency above ground floor (30% min. req.)
 - North Elevation – 30%
 - South Elevation – 31%
- Proposed Deviation: A partially enclosed drive-under porte cochere located at Level 1 and enclosed parking garage at Level 2; No windows proposed along this portion of the North elevation due to the functional use.



NORTH ELEVATION

MINIMUM PROPOSED BUILDING TRANSPARENCY PERCENTAGE (PER ZONING CODE 60.400.070)		
PROPOSED TRANSPARENCY PERCENTAGES BETWEEN 3'-8"		
TOTAL GLAZING	NORTH ELEVATION	SOUTH ELEVATION
	393 SF	645 SF
TOTAL SF BETWEEN 3'-8"	1,098 SF	1,101 SF
TOTAL GLAZING / TOTAL SF	393 SF / 1,098 SF = 0.3579	645 SF / 1,101 SF = 0.5858
TOTAL PERCENT	36%	59%
PROPOSED TRANSPARENCY PERCENTAGES ABOVE GROUND FLOOR		
TOTAL GLAZING	NORTH ELEVATION	SOUTH ELEVATION
	7,801 SF	4,900 SF
TOTAL SF ABOVE LEVEL 1	26,593 SF	16,381 SF
TOTAL GLAZING / TOTAL SF	7801 SF / 26593 SF = 0.2935	4900 SF / 16381 SF = 0.306
TOTAL PERCENT	30%	31%

*In the MX-T and MX-D districts, the glazed area of windows and doors shall occupy at least 30 percent of each street facing façade area between three and eight feet above grade, and shall occupy at least 30 percent of each street facing façade area above the ground floor.



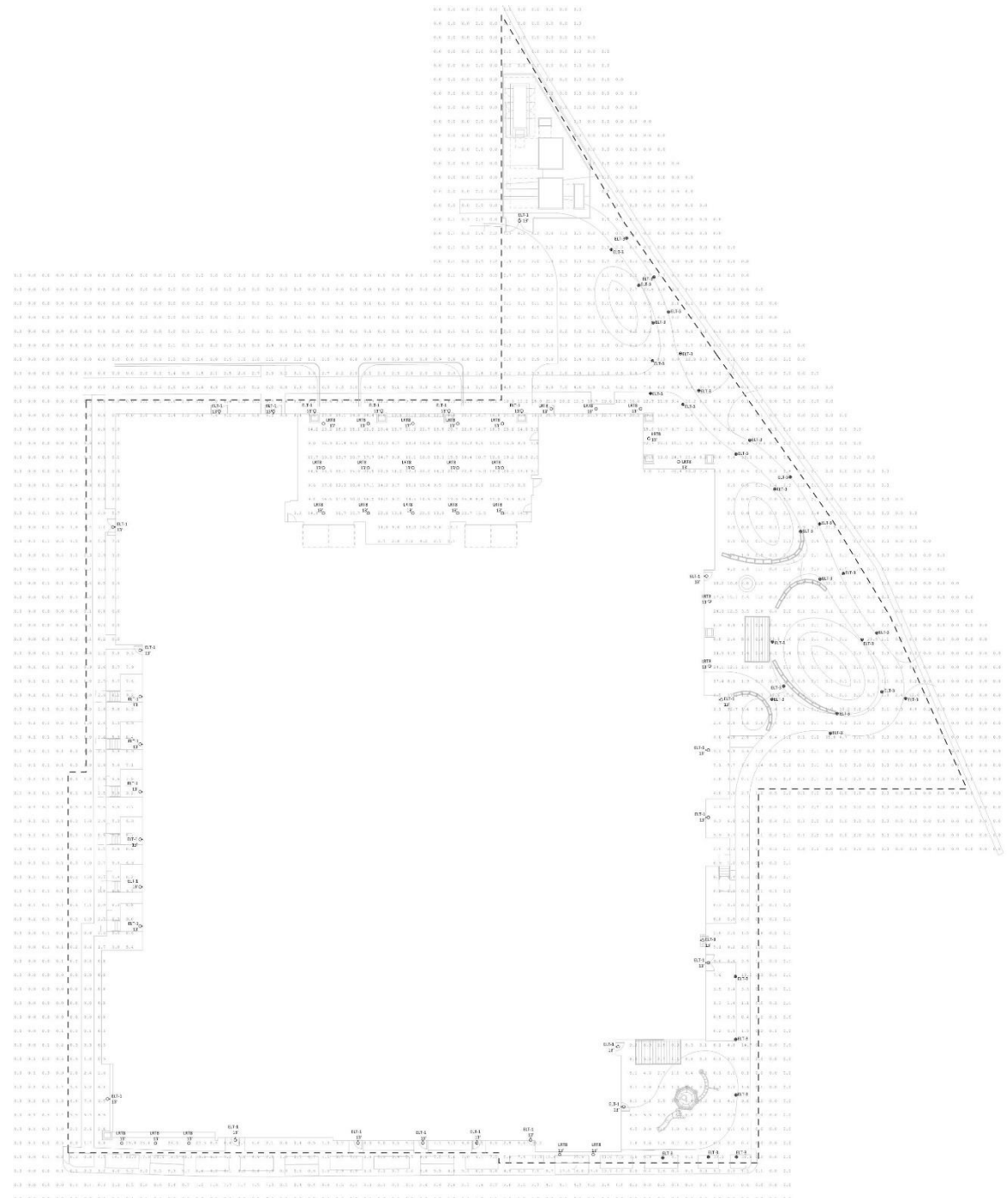
NORTH ELEVATION - INTENT



SOUTH ELEVATION - INTENT

Photometric Plan

- Combination of wall mounted building light fixtures, soffit downlights, and site pathway lights are proposed to satisfy photometric requirements.



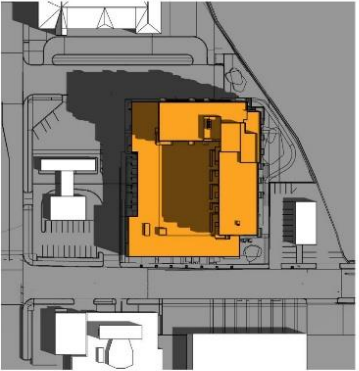




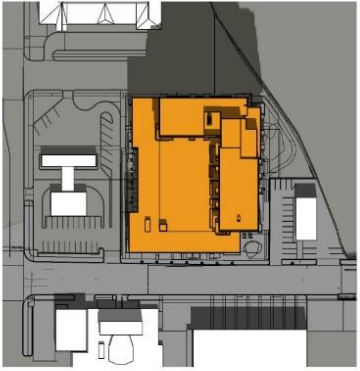




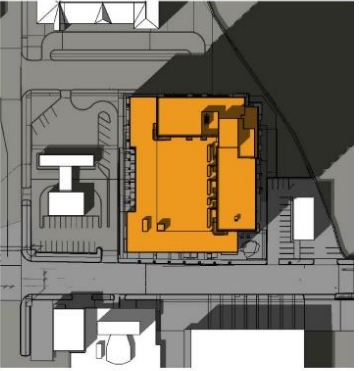
Shadow Studies



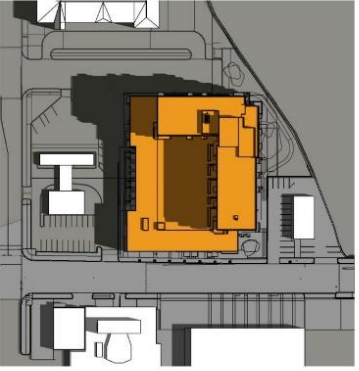
MAR/SEPT 9AM



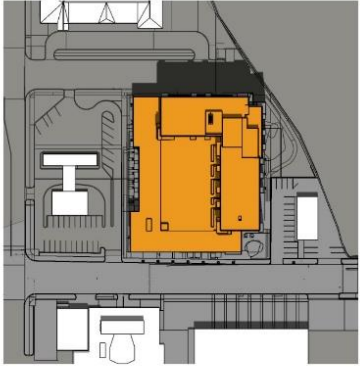
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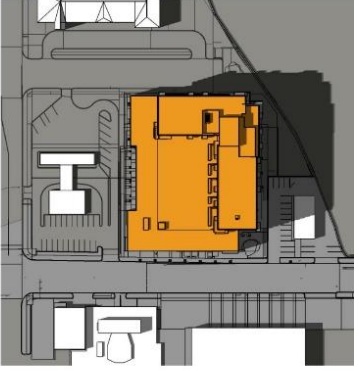
MAR/SEPT 3PM



JUNE 9AM



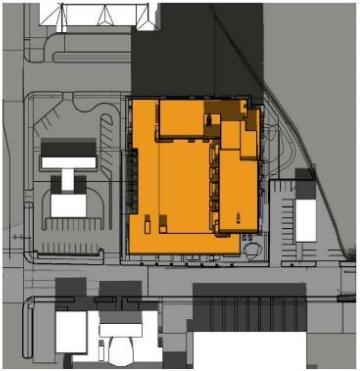
JUNE NOON



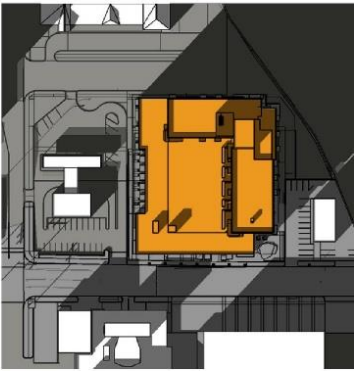
JUNE 3PM



DEC 9AM



DEC NOON



DEC 3PM

Traffic Impacts

Comparing Most Intensive Uses in Existing vs Proposed Zoning Districts

Existing: R-4 (*High Density Residential*)

Proposed: MXD-FR (*Mixed-Use Downtown – Fringe*)

Zoning	Land Use Description	ITE Code	Intensity / Units	Daily	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
Existing R-4	Multifamily Housing	222	255 Units	1158	18	51	69	51	31	82
	Retail	822	2,500 Sq. Ft.	136	4	2	6	8	8	16
	Existing Zoning Trips				1294	22	53	75	59	39
Proposed MXD-FR	Multifamily Housing	222	549 Units	2492	39	109	148	109	67	176
	Retail	822	20,000 Sq. Ft.	1089	28	19	47	66	66	132
	Proposed Zoning Trips				3581	67	128	195	175	133
Net Change in Trips				2287	45	75	120	116	94	210

Project Specific Trip Generation

Land Use Description	ITE Code	Intensity / Units	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Multifamily Housing	222	335	633	20	60	80	49	18	67

Existing & Future Environmental Features

- The overall building will be served by high-efficiency heating and cooling.
- Systems capable of being powered by the new district energy system being developed by the City of Rochester's new district energy system.
- Details on the proposed, specific systems are being refined via a unique partnership between the City of Rochester, DMC Board, and a growing team of consultants.

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).