

# Harvest West

Presentation by Mark Welch / G-Cubed INC. on behalf of  
Bigelow Homes

Meeting Date: July 25<sup>th</sup>, 2023

Meeting Location: 5362 Harvest Lake Drive NW

# Overview

- Introductions
- About our Project
- The Application Process
- Exhibits:
  - Existing Zoning District
  - Proposed Street Layout and Unit Densities
  - Future Project Details
- Traffic Impacts
- Existing & Future Environmental Features
- Q&A

# Introduction

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

- Senior Vice President – Civil Division Chief

Tony Bigelow – Bigelow Homes

Mike Paradise – Bigelow Homes

# About our Project

Location: South of 56<sup>th</sup> Street NW, west of 55<sup>th</sup> Ave NW and north of 55<sup>th</sup> Street NW.

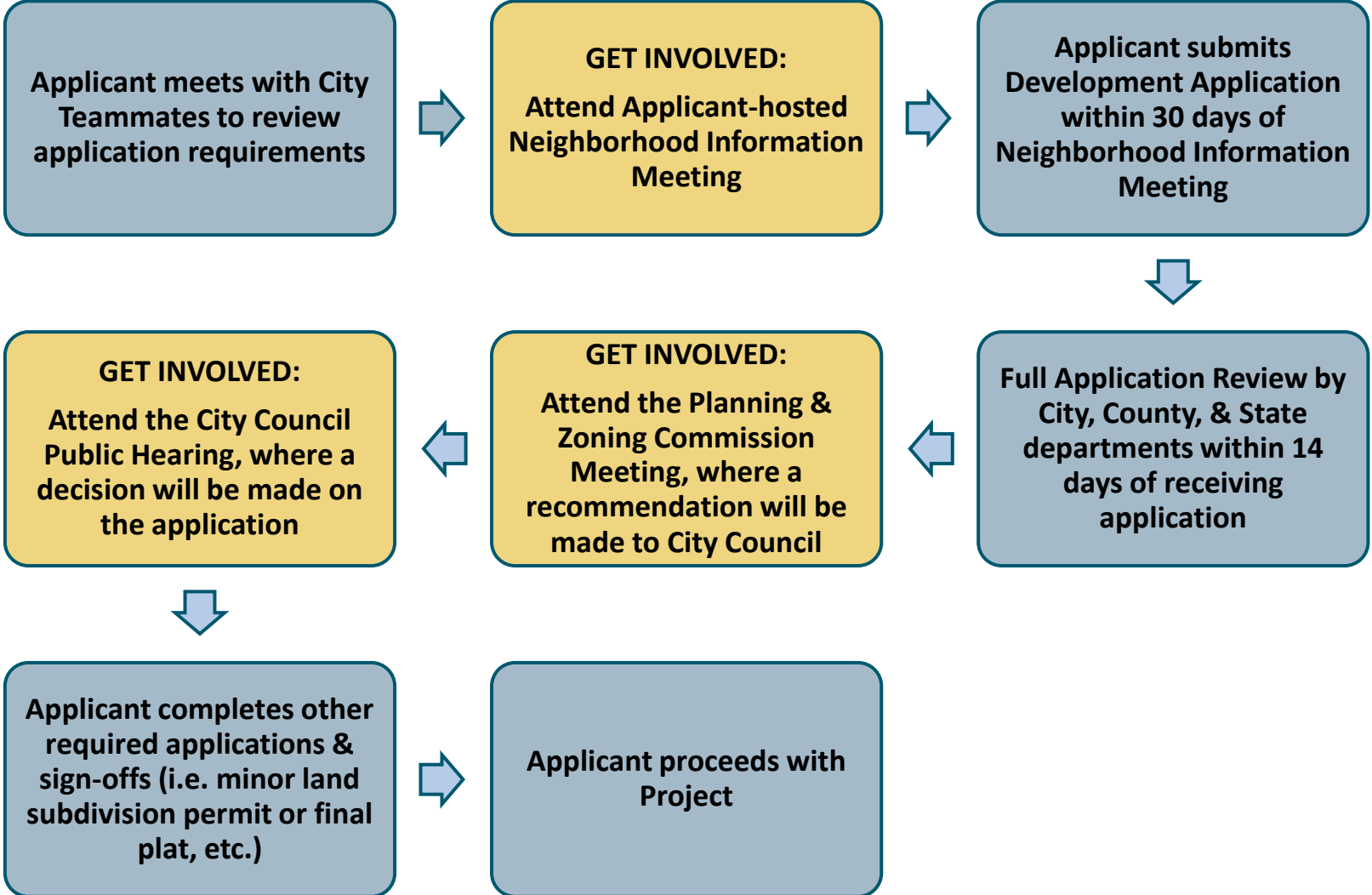
Project sits south and across the road from George W. Gibbs Elementary School.

Proposal: 45 residential lots containing 22 twin home buildings for a total of 44 individual units. The 45<sup>th</sup> lot is common elements owned by a Home Owners Association that will be created.

Private roads and amenities connected to public sewer and water.

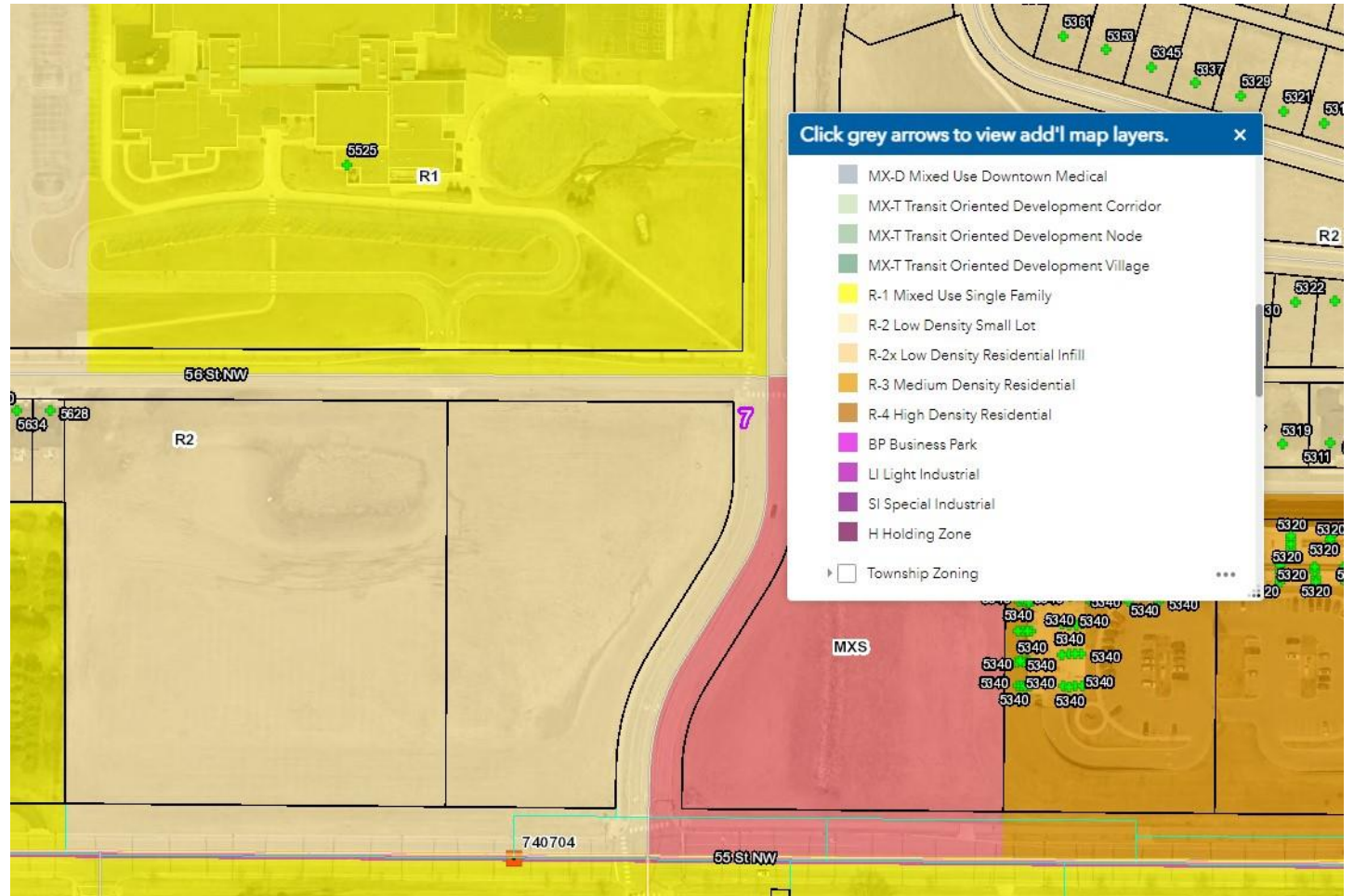
Project requires a Site Development Plan and Preliminary Plat

# The Application Process



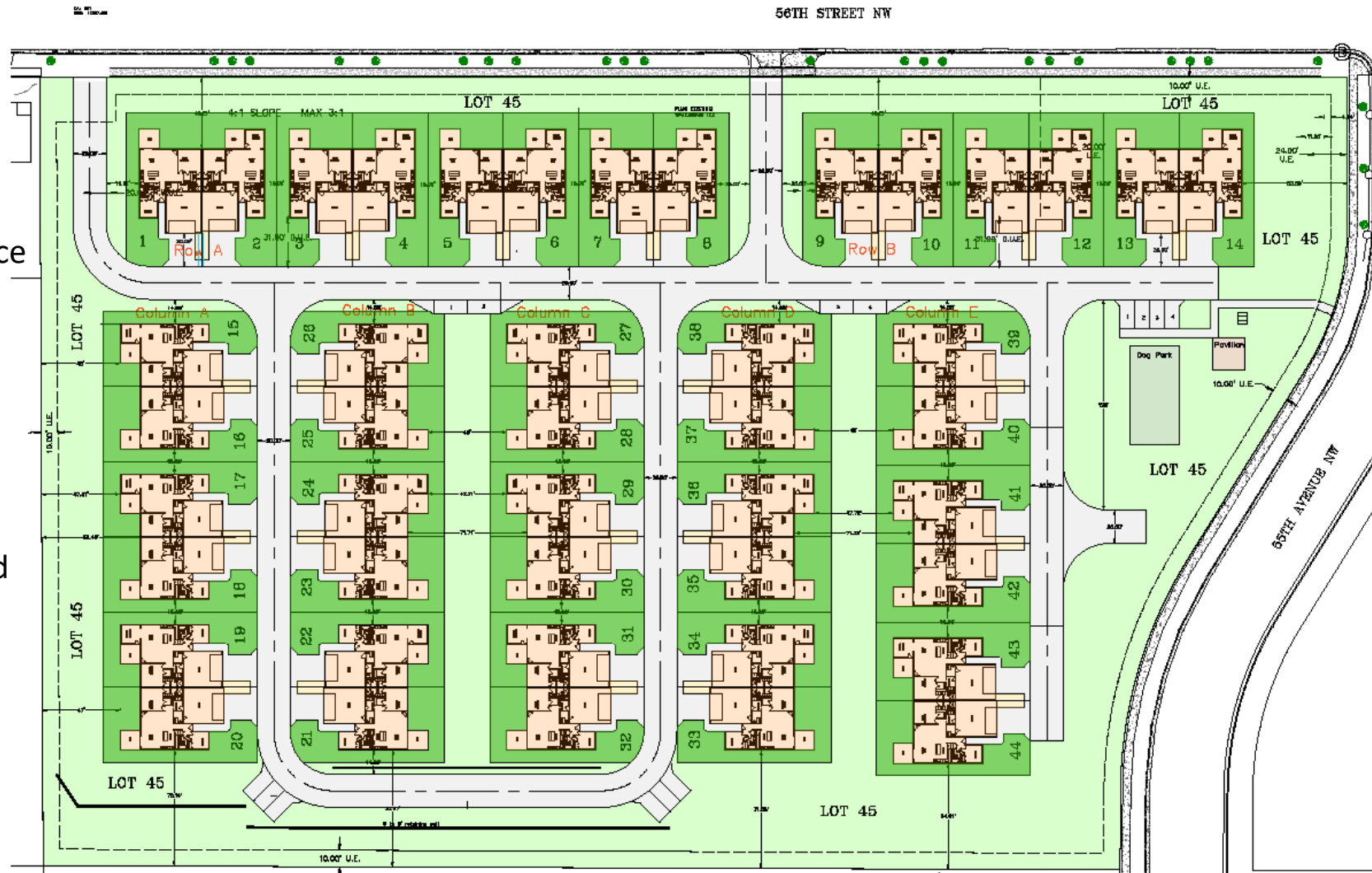
# Existing Zoning District: R-2

- R-2 – Low density small lot
- Conversion from single family detached dwellings to duplexes and other attached dwellings
- Maintain the character of the area permitted.

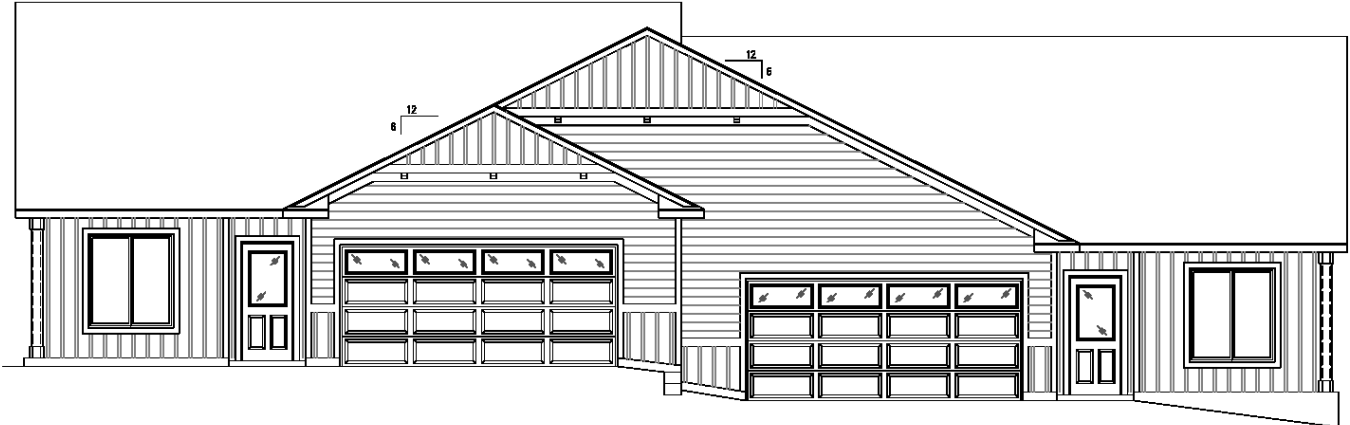


# Proposed Street Layout, Unit Densities, & Details

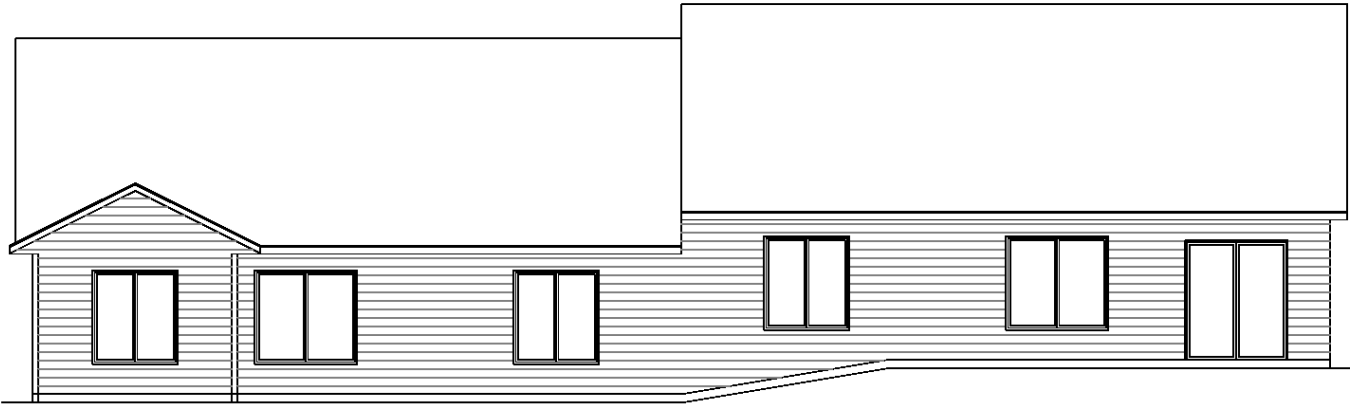
- Private Streets
- Two access points to 56<sup>th</sup> St NW
- Easterly access across from entrance to George W. Gibbs Elementary
- 44 units on 45 lots spread across 7.94 acres
- Dog park and Pavilion to be located on the East end of property



# Proposed Building Layouts



FRONT ELEVATION  
SCALE 1/4"=1'-0"



REAR ELEVATION  
SCALE 1/4"=1'-0"

**BIGELOW HOMES**  
4057 28TH STREET NW #100  
BUILDER LICENSE # BC-431673

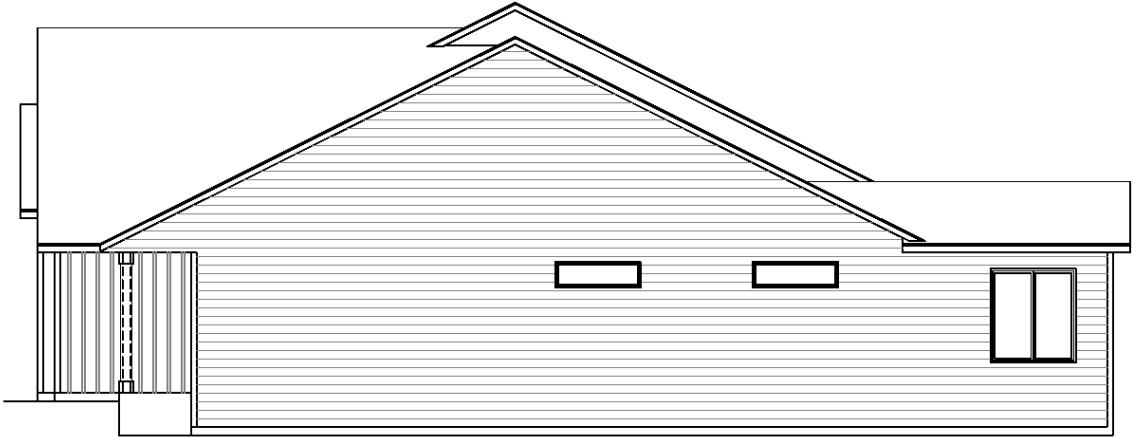
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CONTRACTOR: **HARVEST WEST TWINHOMES**  
OWNER:

DATE: 6/30/23  
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BIGELOW HOMES



# Proposed Building Layouts



SIDE ELEVATION  
SCALE 1/4"=1'-0"



SIDE ELEVATION  
SCALE 1/4"=1'-0"

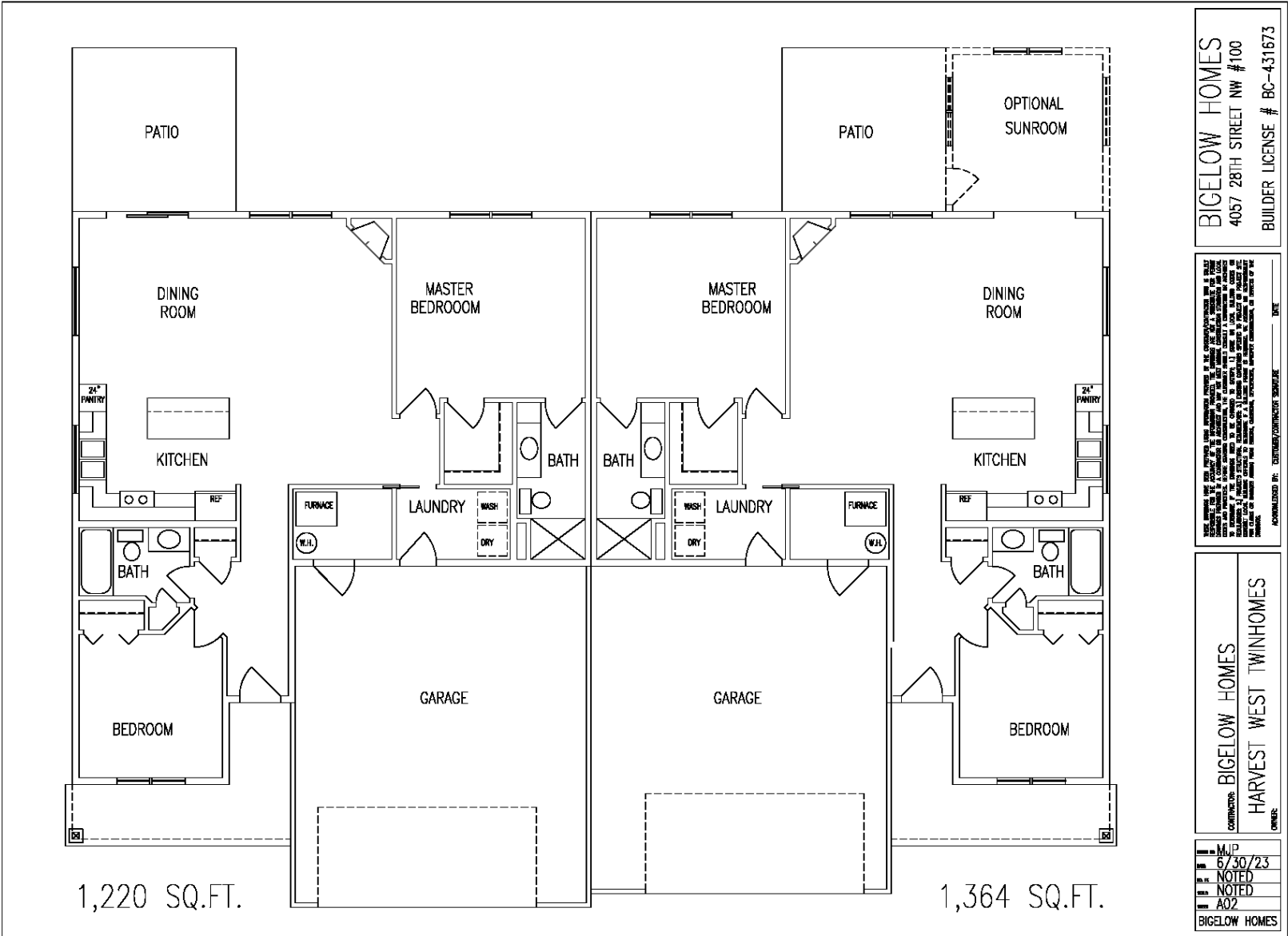
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CONTRACTOR: **BIGELOW HOMES**  
**HARVEST WEST TWINHOMES**  
OWNER:

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# Proposed Building Layouts



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**HARVEST WEST TWINHOMES**  
OWNER

MJP  
 6/30/23  
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 A02  
**BIGELOW HOMES**

# Traffic Impacts

Weekday trip generation will be increased by 9.44 trips per dwelling unit for a total of 415 added trips per day. This is below the threshold required for additional traffic studies.

# Existing & Future Environmental Features

The site was previously reviewed and wetland applications addressed prior impacts. The site is not subject to Decorah Edge or any other protections for existing features.

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](mailto:communitydevelopment@rochestermn.gov) or phone (507-328-2600).