

ZUMBRO EAST BANK
GENERAL DEVELOPMENT PLAN

Camegaran LLC
November 13, 2023

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Introduction

CAMEGARAN, LLC

TODD NOVAK
Principal-in-Charge/Housing Expert

TIM MILLER
Senior Project Manager

PRIMARY TEAM RESOURCES

JEFF HYSJULIEN
Subject Matter Expert

RYAN SOMMERS
Masterplanning

JASON SCRIMSHAW
Civil Engineer

RSP

- Planning
- Massing
- Public Realm
- Placemaking
- Etc.

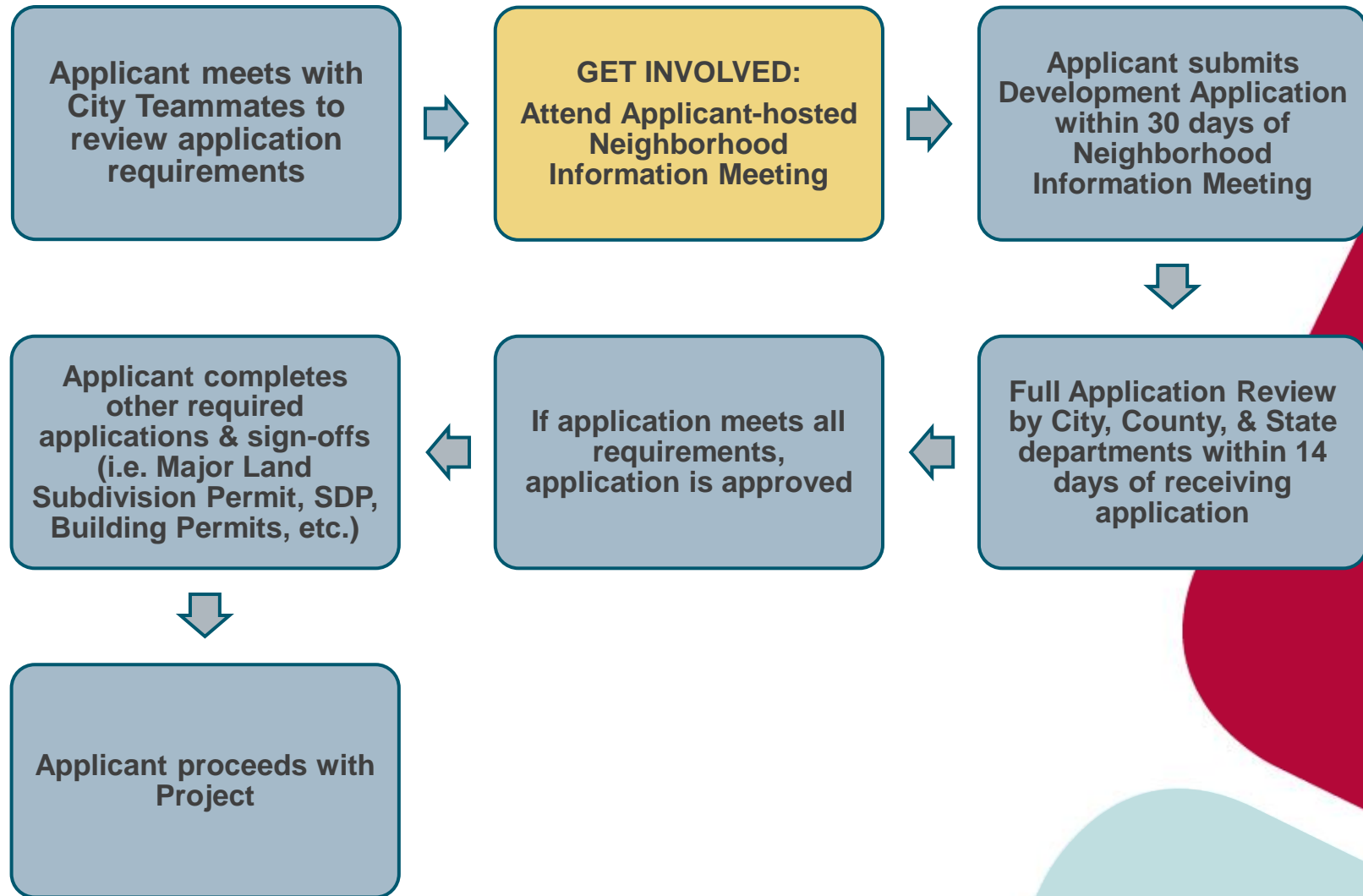
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- Civil engineering
- Traffic
- Environmental
- Entitlements

About Our Project

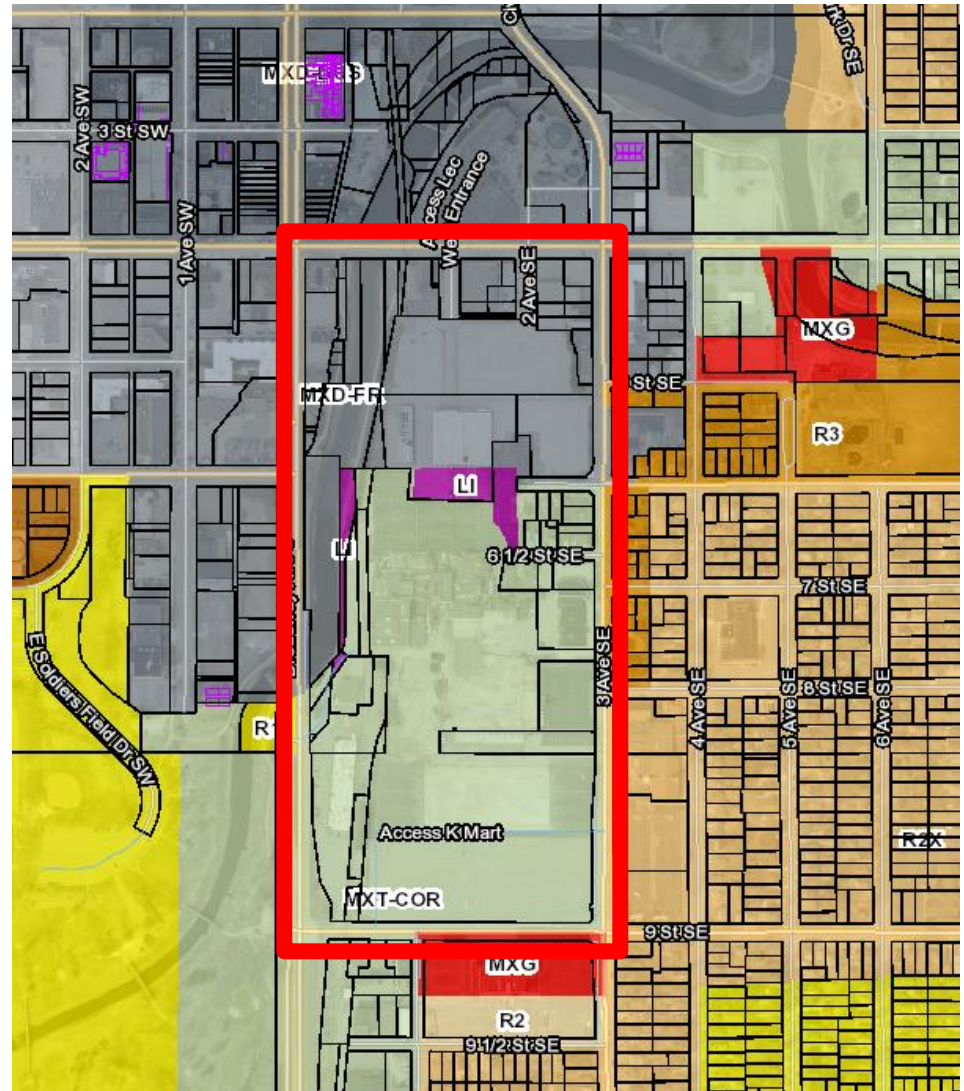
- The existing site is bounded by 4th Street SE, 3rd Avenue SE, 9th Street SE, and Broadway Avenue S.
- The site was the subject of the Downtown Waterfront Southeast Small Area Plan (DWSE SAP)
- This General Development Plan seeks to build upon and formally memorialize the goals of the DWSE SAP:
 - Integrate land use and transportation
 - Emphasize fiscal sustainability
 - Expand housing diversity
 - Enhance the integrity of existing neighborhoods
 - Improve community connectivity
 - Champion social equity and environmental justice
 - Maintain commitment to health, wellness and the environment

The Application Process

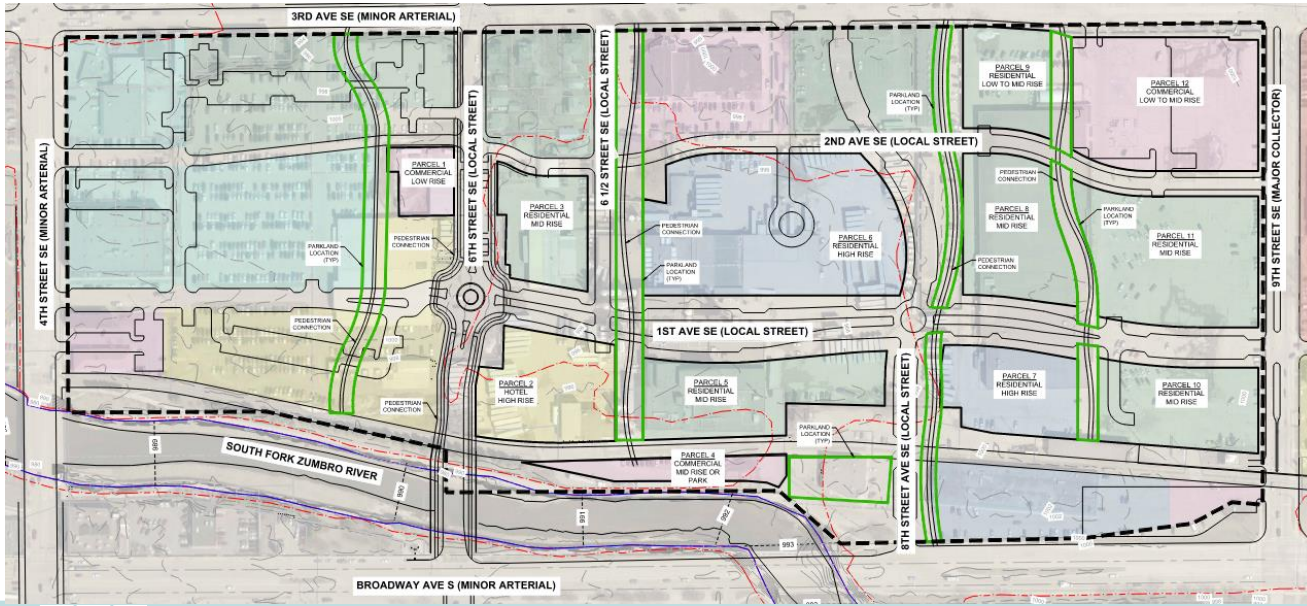
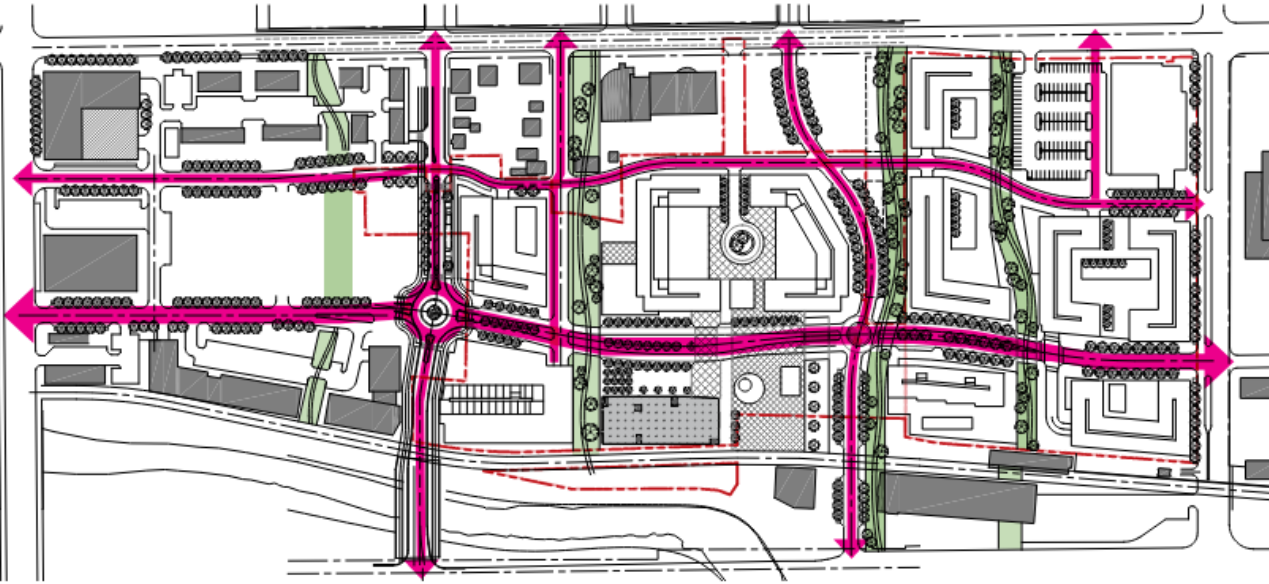


Existing Zoning District

- Mixed Use Downtown – Fringe
- Transit-Oriented Development
- Light Industrial



Proposed Street Layout & Unit Densities



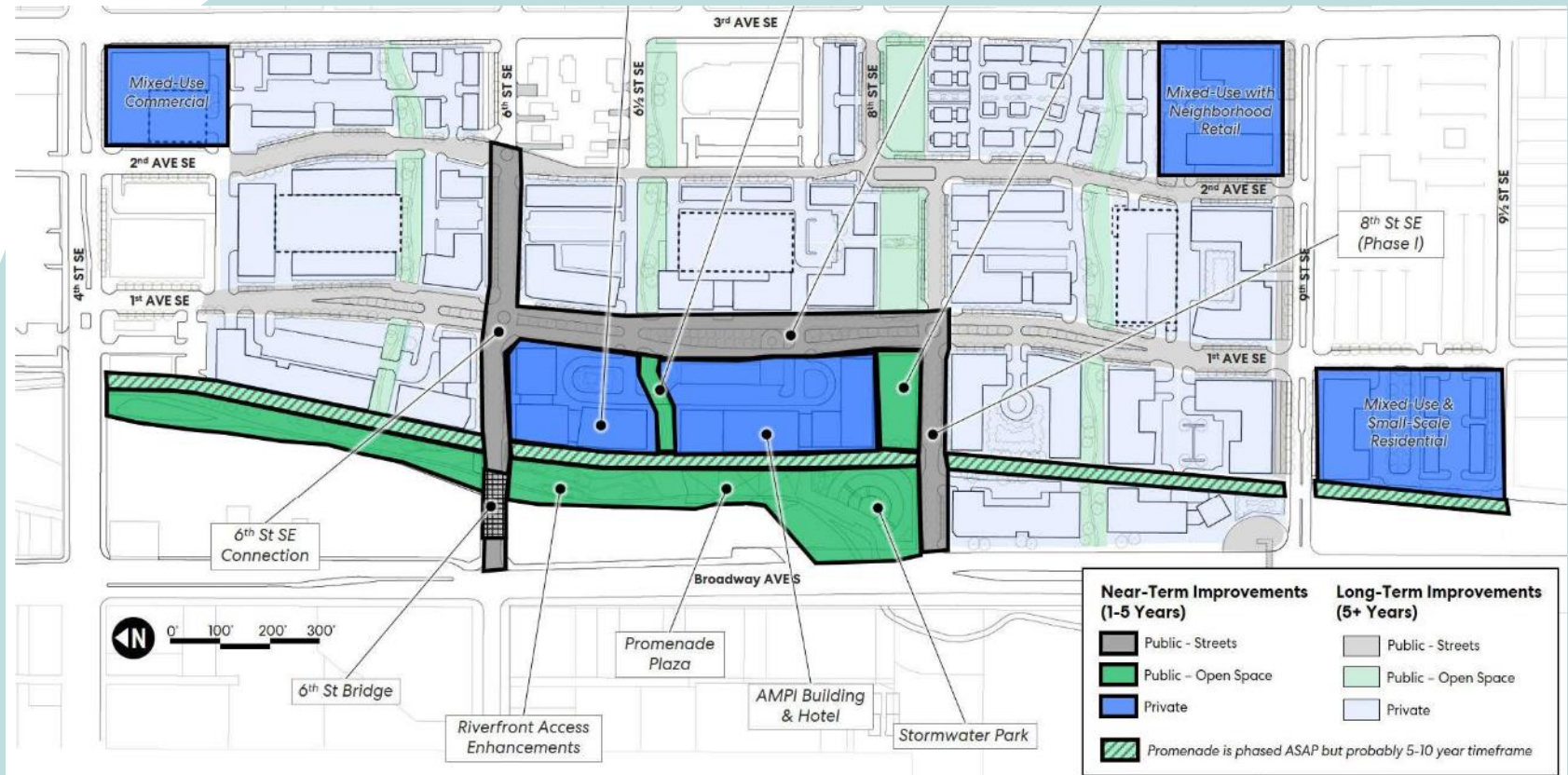
ZUMBR0 EAST BANK DENSITY TABLE
26 June 2023

BLOCK	tower gsf	units / fir	floors	total units	
1	15,000	n/a	1	n/a	commercial
2	12,660	22 / floor	high rise	varies	hotel rooms
3	20,200	20	5	101	units
4	17,000	n/a	1	n/a	commercial
5	(existing)	21	2.5	53	units
6n	32,100	32	5	161	units
6s	31,000	31	5	155	units
7	16,580	17	high rise	varies	units
8	27,360	27	5	137	units
9	18,740	19	5	94	units
10	26,850	27	5	134	units
11n	23,680	24	5	118	units
11s	24,620	25	5	25	units
12	35,600	n/a	1	n/a	commercial



Future Project Details

- Redevelopment will be completed in multiple phases, and involve public and private improvements



Traffic Impacts (Anticipated Trip Generation)

Phase I (Near Term – 1 to 5 years)

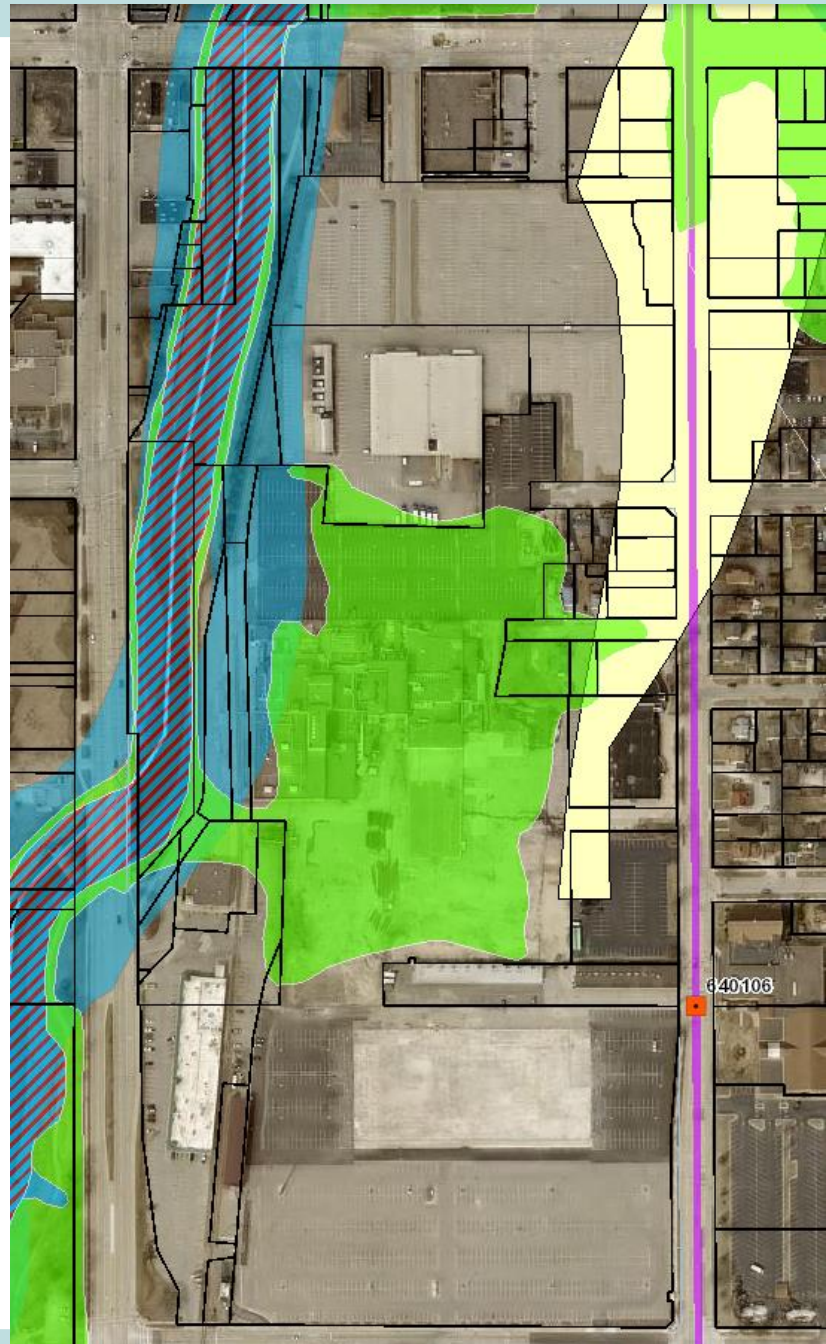
ITE Land Use	Units	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Hotel (LUC 310)	150	1,199	39	30	69	45	44	89
Supermarket (LUC 850)	35.6 ksf	3,341	60	42	102	159	160	319
Fine Dining Restaurant (LUC 931)	5.5 ksf	461	-	-	-	29	14	43
Strip Retail (LUC 822)	17 ksf	926	24	16	40	56	56	112
Net New Site Trips		5,927	123	88	211	289	274	563

Phase 2 (Long Term – 5 to 10 years)

ITE LUC	ITE Setting/Location	Units	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Affordable Housing (LUC 223)	Dense Multi-Use Urban	750	2,873	109	266	375	165	105	270
Multifamily Housing (Mid-Rise) (LUC 221)	Dense Multi-Use Urban	563	1,650	22	136	156	108	38	146
Multifamily Housing (High-Rise) (LUC 222)	Dense Multi-Use Urban	187	353	11	34	45	27	10	37
Hotel (LUC 310)	General Urban/Suburban	150	1,199	39	30	69	45	44	89
Strip Retail (LUC 822)	General Urban/Suburban	66.4	3,616	94	63	157	219	219	438
Supermarket (LUC 850)	General Urban/Suburban	35.6 ksf	3,341	60	42	102	159	160	319
Fine Dining Restaurant (LUC 931)	General Urban/Suburban	5.5 ksf	461	-	-	-	29	14	43
General Office (LUC 710)	General Urban/Suburban	75 ksf	813	100	14	114	18	90	108
Total Build Trips			14,306	335	571	904	770	680	1450

Existing & Future Environmental Features

- No wetlands located on the property (although hydric soils are anticipated to be present)
- Property is not located within Decorah Edge geology
- Moderately deep bedrock present in portions of the site (26'-75')
- A portion of the existing site is located within the 500-Year FEMA Flood Hazard Area



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