ZUMBRO EAST BANK GENERAL DEVELOPMENT PLAN

Camegaran LLC November 13, 2023

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



JEFF HYSJULIEN
Subject Matter Expert

RYAN SOMMERS Masterplanning JASON SCRIMSHAW

Civil Engineer



Kimley » Horn

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

Applicant meets with City Teammates to review application requirements



GET INVOLVED:

Attend Applicant-hosted Neighborhood Information Meeting



Applicant submits
Development Application
within 30 days of
Neighborhood
Information Meeting



Applicant completes other required applications & sign-offs (i.e. Major Land Subdivision Permit, SDP, Building Permits, etc.)



If application meets all requirements, application is approved



Full Application Review by City, County, & State departments within 14 days of receiving application



Applicant proceeds with Project

Existing Zoning District

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

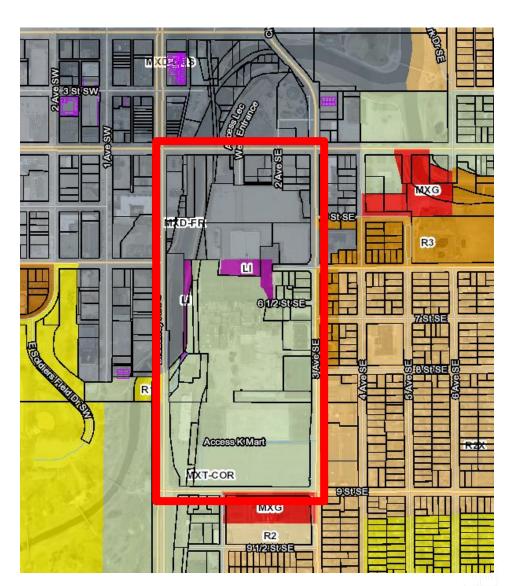
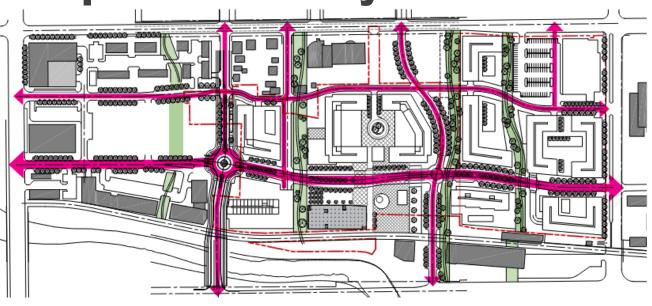


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Proposed Street Layout & Unit Densities





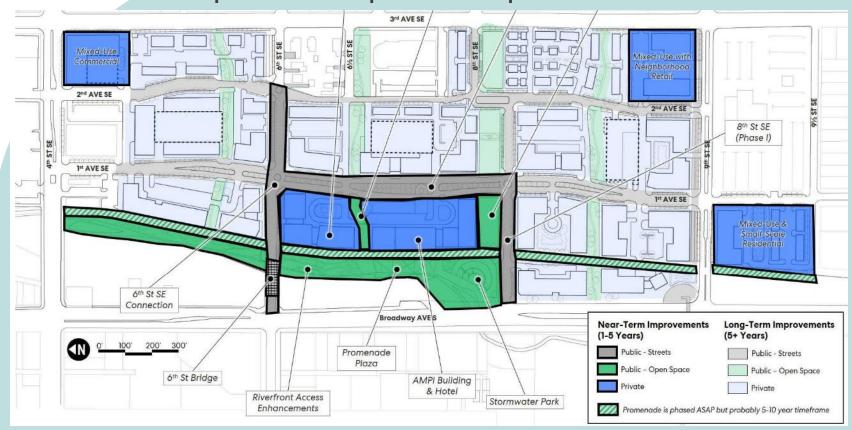
ZUMBRO EAST BANK DENSITY TABLE 26 June 2023

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



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)

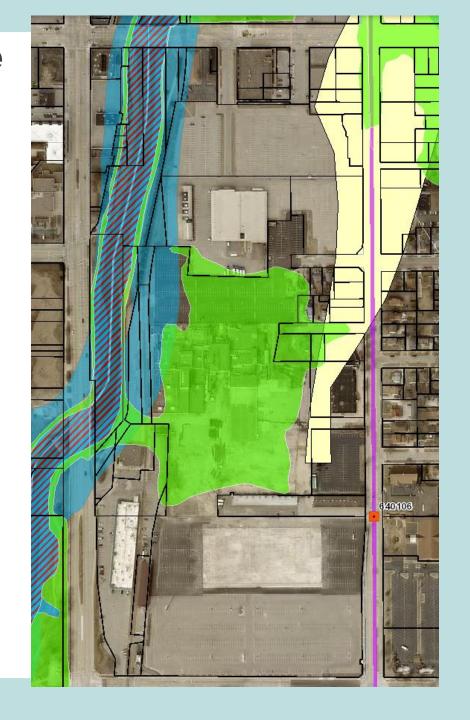
ITE Land Use	Lloito	Doily	AM Peak Hour			PM Peak Hour		
TIE Land USE	Units	Daily	ln	Out	Total	ln	Out	Total
Hotel (LUC 310)	150	1,199	39	30	69	45	44	89
Supermarket (LUC 850)	35.6 ksf	3,341	60	42	102	159	160	319
Fine Dining Restaurant (LUC 931)	5.5 ksf	461	-	-	-	29	14	43
Strip Retail (LUC 822)	17 ksf	926	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		
HELUC				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