

**WEST TRANSIT VILLAGE  
GENERAL DEVELOPMENT PLAN  
MAJOR LAND SUBDIVISION**

**Neighborhood Informational Meeting**

**March 28, 2024**

# Overview

- Introductions
- About our Project
- The Application Process
- Exhibits:
  - Existing Zoning District
  - Permitted Uses
  - Environmental Features / Constraints
  - Proposed Street Layout and Unit Densities
- Traffic Impacts
- Future Project Details (Phasing)
- Summary
- Q&A

# Introductions

- City of Rochester
  - Josh Johnsen
  - Josh DeFrang
- Mayo Clinic
  - Jay Smith
  - Tim Siegfried
- Kraus-Anderson
  - Stefan Michno
  - Erica Arne
- Perkins & Will
  - John Slack
  - Tony Layne
- Kimley-Horn
  - Jason Scrimshaw
  - Arik Lokensgard
- SRF
  - Jim Gersema
  - Kara Langford

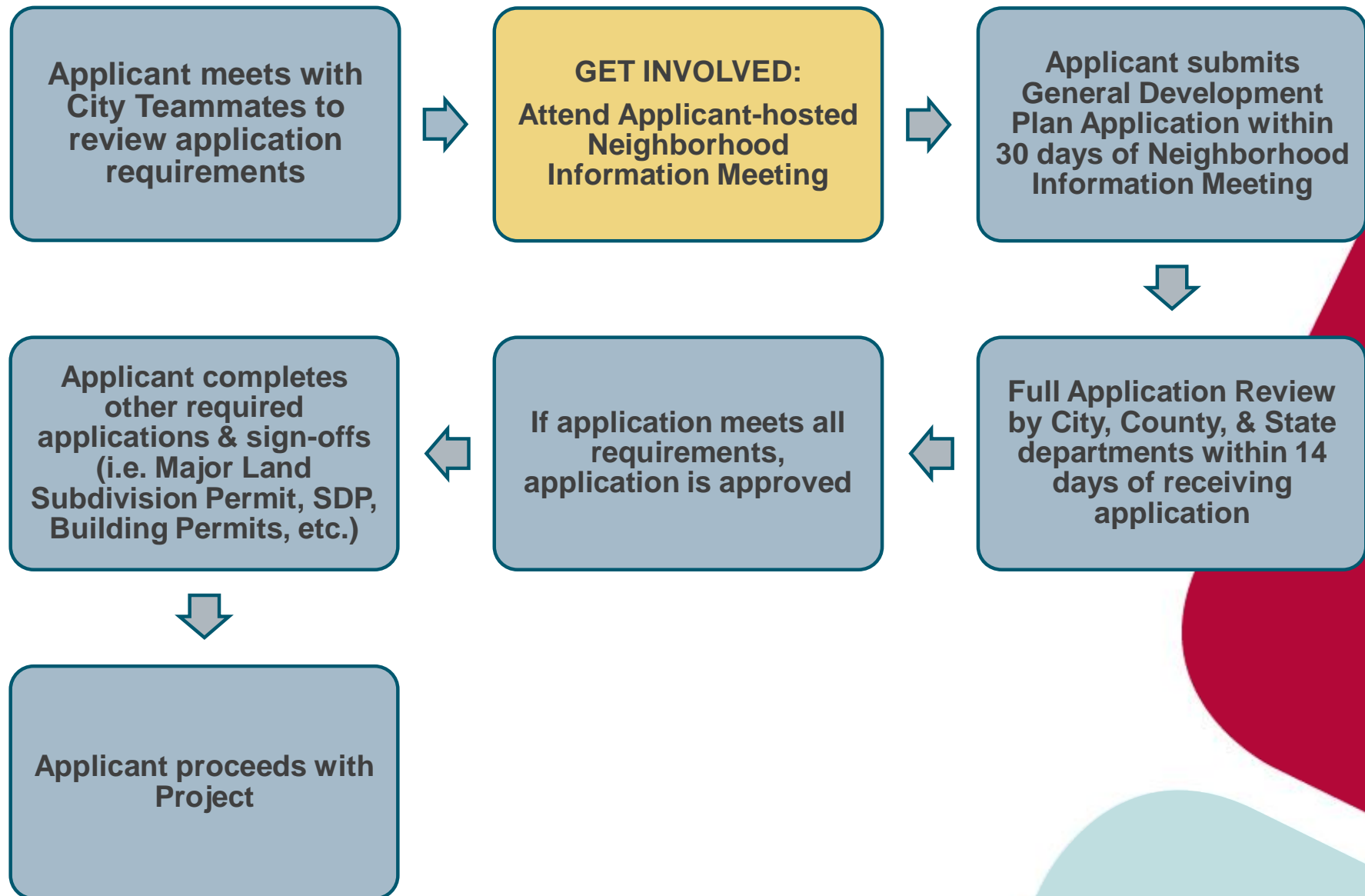
# About the Proposal

- ***The purpose of the General Development Plan is to ensure that a landowner investigates the broad effects development will have not only on the site itself, but on adjacent properties and the on- and off-site public infrastructure system (60.500.060.B.1)***
- ***The purpose of Major Land Subdivision (MLS) is to ensure that the creation of new developable lots within the City comply with all applicable requirements of state law, the UDC, and all applicable City and other government regulations related to transportation, utilities, protection of sensitive lands, and the provision of public services, and is consistent with the adopted Rochester Comprehensive Plan***
  - ***A Major Land Subdivision Permit is the initial document authorizing the creation of a major subdivision of land and is recognized as the preliminary subdivision plat under Minnesota state law. A Final Plat approval pursuant to Section 60.500.040H will also be required before land subdivision activity can proceed.***

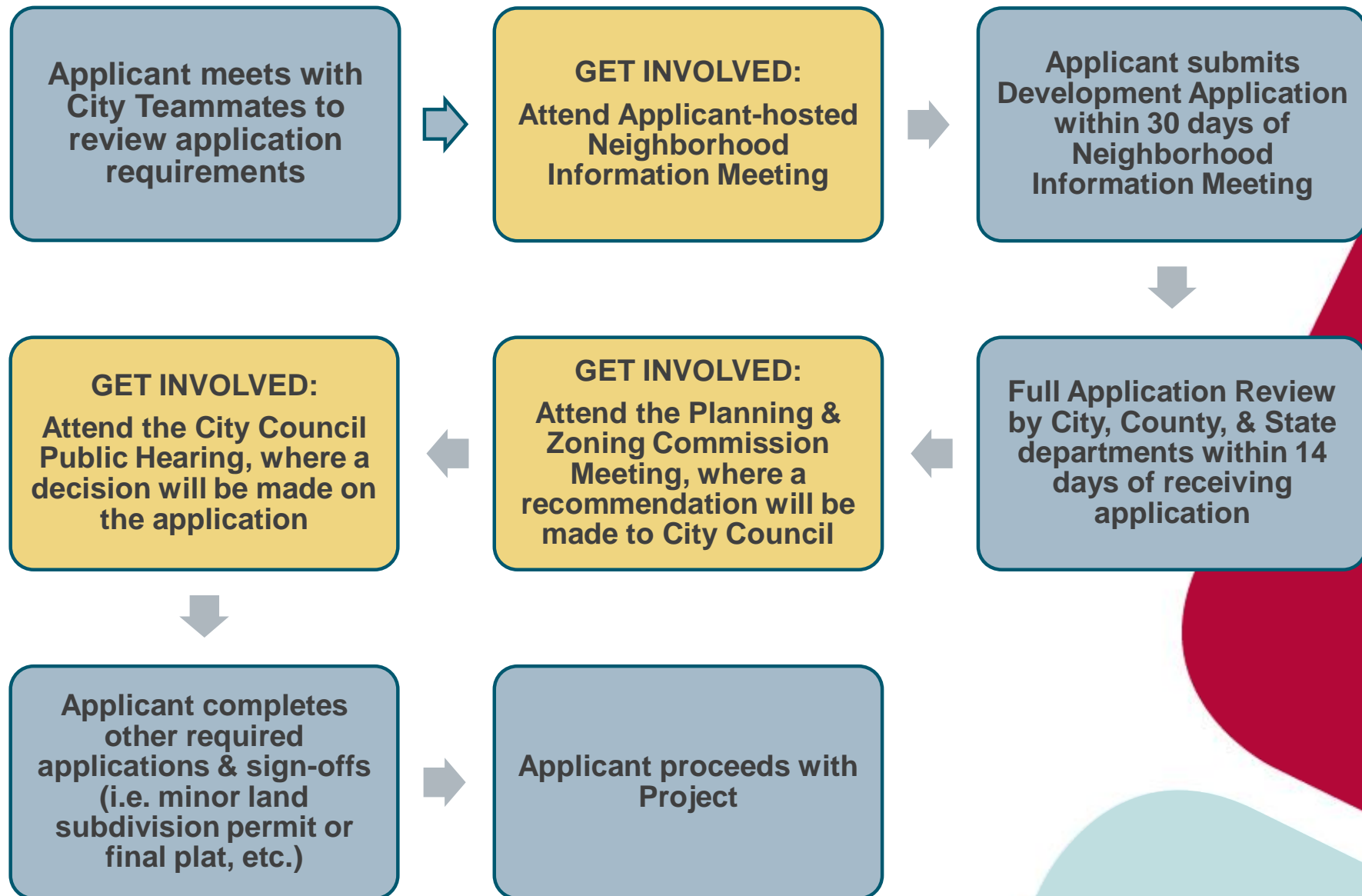
# About the Proposal (cont'd)

- The existing site is bounded by 2<sup>nd</sup> Street SW, Cascade Lake, and adjacent residential developments (Avalon Cove & Cascade Shores)
- The site will be the western terminus of the LINK Rapid Transit Circulator
- The MLS seeks to dedicate public Right-of-Way for the LINK project
  - Additional land subdivision applications will be necessary as part of future development approvals
- This General Development Plan seeks to:
  - 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 (GDP)



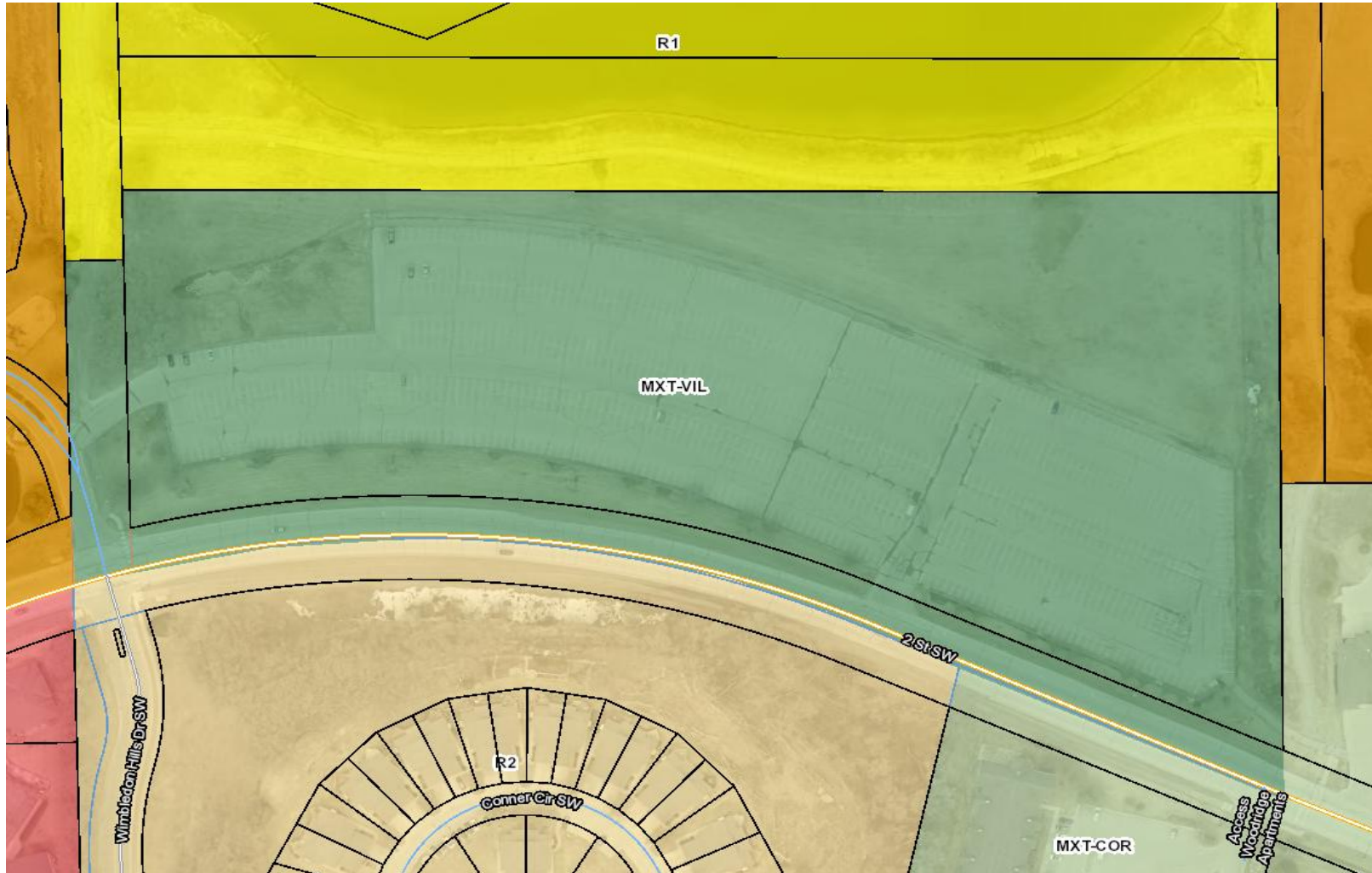
# The Application Process (MLS)



# Zoning District

## Transit-Oriented Development (Village)

*Highest-intensity of TOD subdistricts, intended for areas in close proximity to a City park-and-ride facility. It permits taller and longer buildings than the other MX-T subdistricts in order to accommodate large parking garages enclosed by other uses, as well as freestanding residential and supporting commercial uses.*



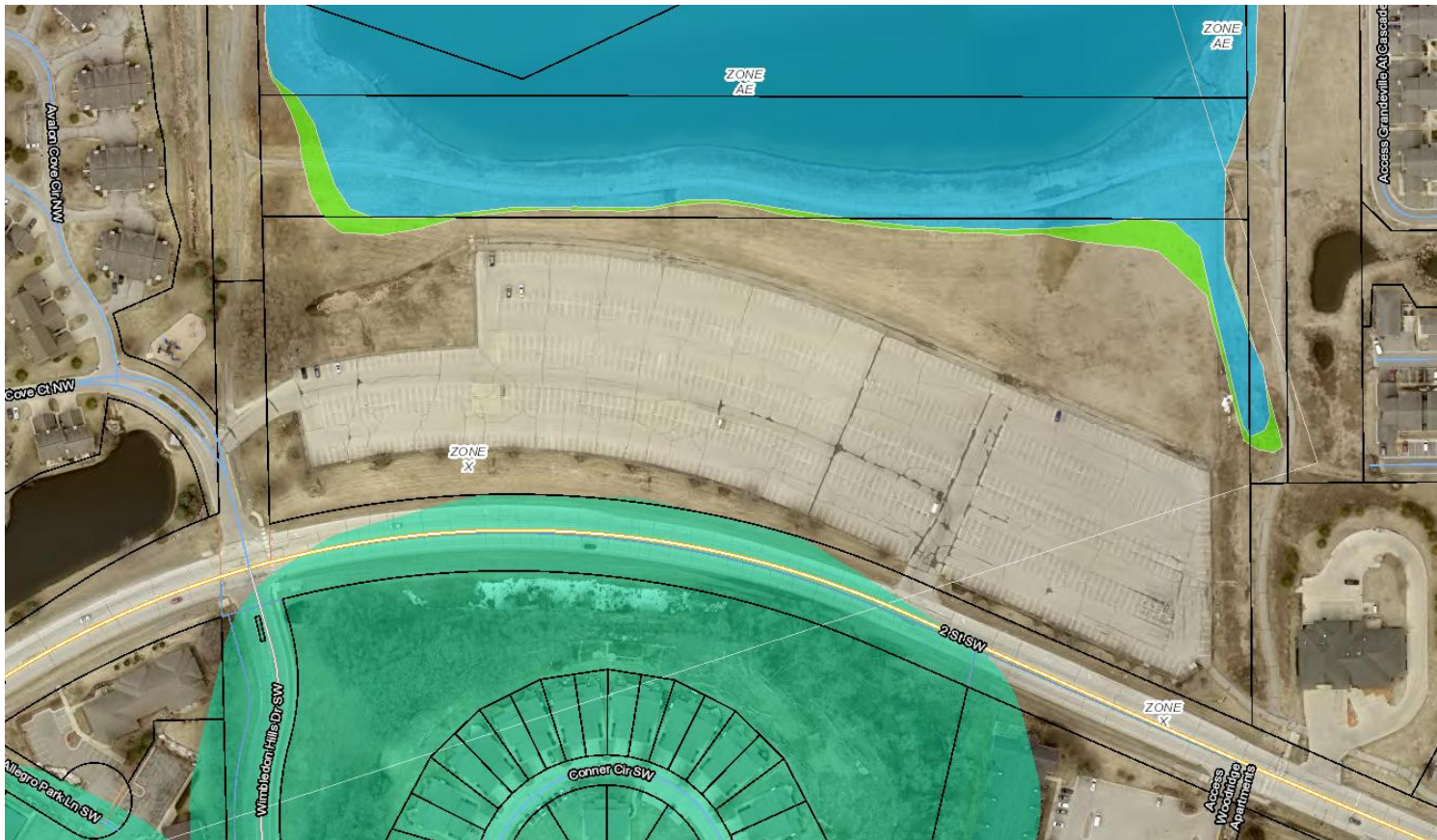


# Permitted Uses in MXT-VIL

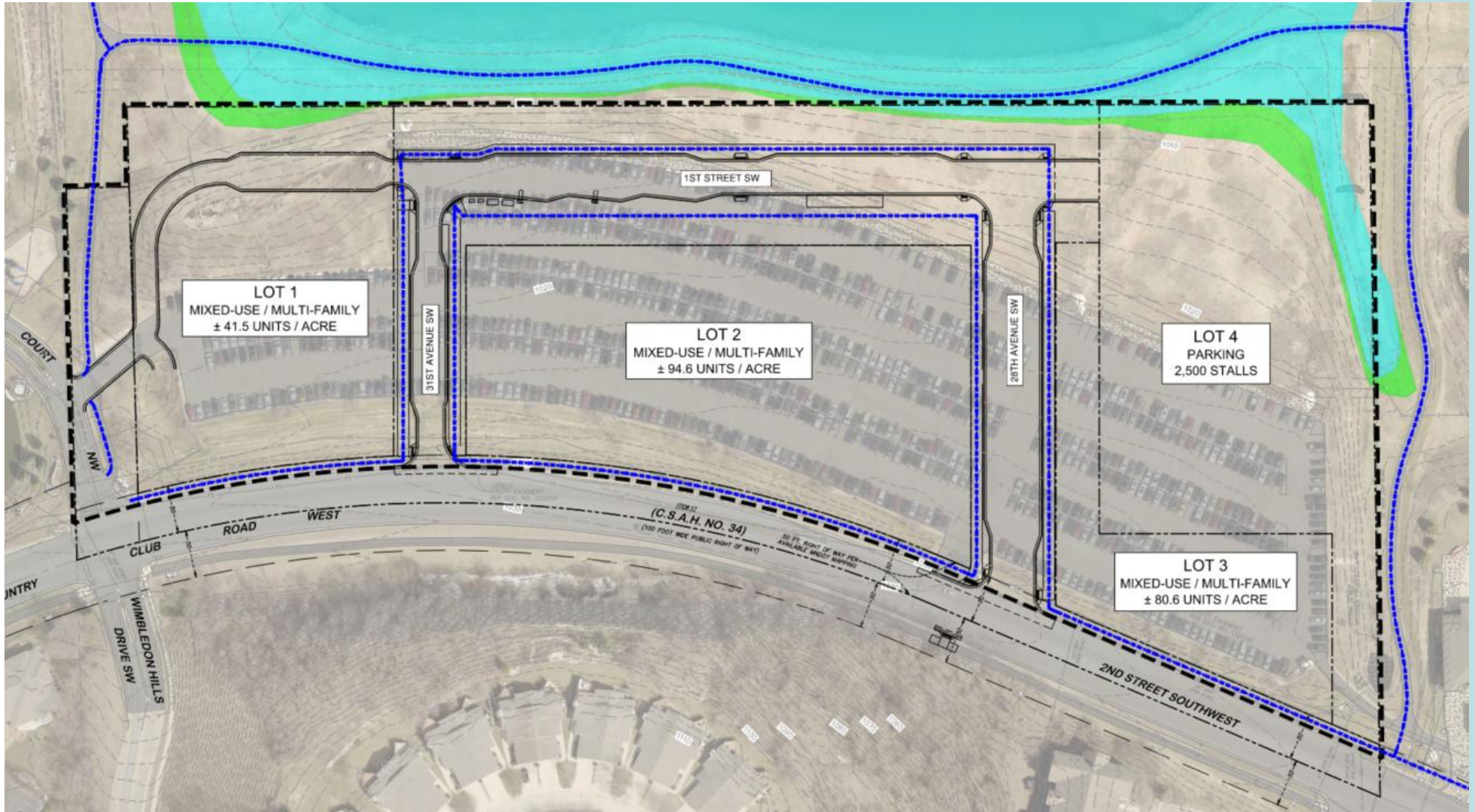
Residential Uses	Public, Institutional, and Civic Uses	Commercial Uses	Industrial Uses
<ul style="list-style-type: none"> <li>• Dwelling, Attached</li> <li>• Dwelling, Multifamily</li> <li>• Dwelling, Live/Work</li> <li>• Dwelling, Cottage</li> <li>• Congregate Housing</li> <li>• Medical Stay DU</li> <li>• Nursing Home</li> <li>• Residential Care Facility</li> </ul>	<ul style="list-style-type: none"> <li>• Art Gallery, Museum</li> <li>• Library</li> <li>• Community Center</li> <li>• Community Garden</li> <li>• Daycare Facility</li> <li>• Medical Facility</li> <li>• Place of Worship</li> <li>• Public Facility</li> <li>• Public Park</li> <li>• Social Services</li> <li>• Specialized Education</li> </ul>	<ul style="list-style-type: none"> <li>• Veterinary and Animal Services,</li> <li>• Adult Entertainment</li> <li>• Indoor Entertainment or Recreation</li> <li>• Bar or Tavern</li> <li>• Fast Food Restaurant</li> <li>• Hotel / Motel</li> <li>• Neighborhood Food and Service</li> <li>• Standard Restaurant</li> <li>• Art Studio and Workshop</li> <li>• Business or Personal Service</li> <li>• Financial Institution</li> <li>• Office</li> <li>• Research and Testing</li> <li>• Retail, Neighborhood</li> <li>• Retail, Small</li> <li>• Retail, Medium</li> <li>• Retail, Large</li> <li>• Parking Garage</li> <li>• Parking Lot</li> <li>• Public Transportation Dispatch Facility</li> </ul>	<ul style="list-style-type: none"> <li>• Artisan Manufacturing</li> <li>• Repair and Maintenance Shop</li> </ul>

# Environmental Features

- Portions of the site are located within the 100-year and 500-year flood hazard area – a Floodplain Permit will be required
- No Decorah Edge on the site, but present south of site
- Existing Wetland on-site
  - Believed to be non-regulated, constructed wetland
  - An AJD and Incidental Wetland Determination Request will be submitted to the USACE



# Conceptual Street Layout & Unit Densities



# Traffic Impacts (Anticipated Trip Generation)



## Trip Generation Planner (ITE 10th Edition) - Summary Report

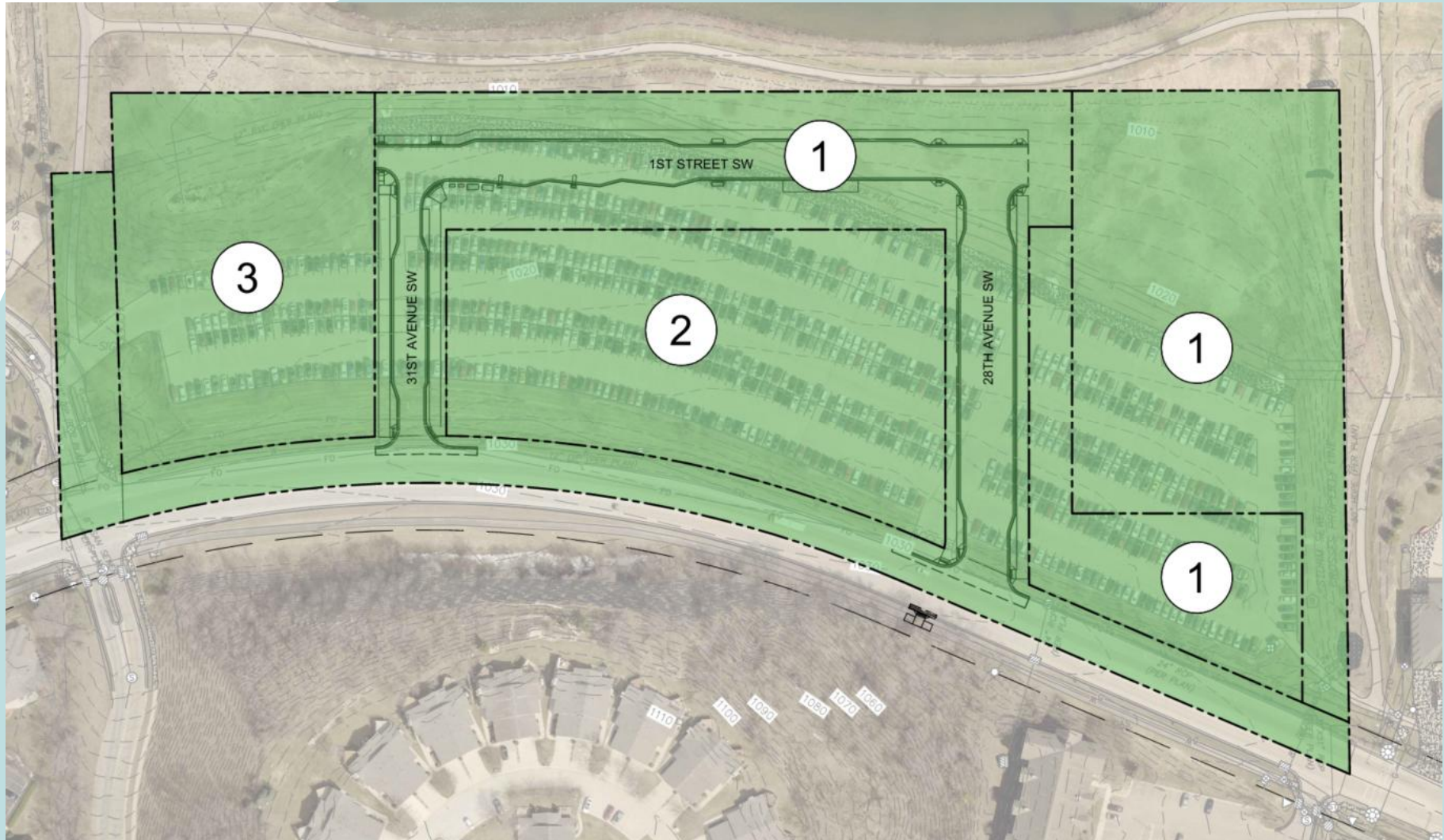
**Weekday Trip Generation**  
**Trips Based on Average Rates/Equations**

**Project Name** West Transit Village - Rochester, MN  
**Project Number** 160576011

ITE Code	Internal Capture Land Use	Land Use Description	Independent Variable	No. of Units	Total Trips						Net Trips after Internal Capture							
					Daily Trips	AM Trips	PM Trips	AM Trips In	AM Trips Out	PM Trips In	PM Trips Out	Daily Trips	AM Trips	PM Trips	AM Trips In	AM Trips Out	PM Trips In	PM Trips Out
090		Park and Ride w/ Bus or Light Rail Service	Parking Space(s)	2500	7,026	1,050	1,075	830	220	269	806							
221	Residential	Multifamily Housing (Mid-Rise)	Dwelling Unit(s)	485	2,640	175	213	46	129	130	83	2,512	172	196	45	127	119	77
710	Office	General Office Building	1,000 Sq Ft	35	342	41	40	35	6	6	34	296	37	33	33	4	2	31
820	Retail	Shopping Center	1,000 Sq Ft	20	756	19	76	12	7	36	40	578		60			31	29

# Anticipated Phasing

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



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