

BEAR CREEK CAMPUS STORMWATER AND PARKING IMPROVEMENTS

BEAR CREEK DEVELOPMENT CENTER INC

July 9, 2024 at 5:00 PM

1765 Restoration Rd. SW

Overview

- Introductions
- About our Project
- The Application Process
- Exhibits:
 - Site Plan
 - Landscape Plan
 - Building Elevation
 - Photometric Plan
- Traffic Impacts
- Q&A

Introduction

Owner: BEAR CREEK DEVELOPMENT CENTER INC

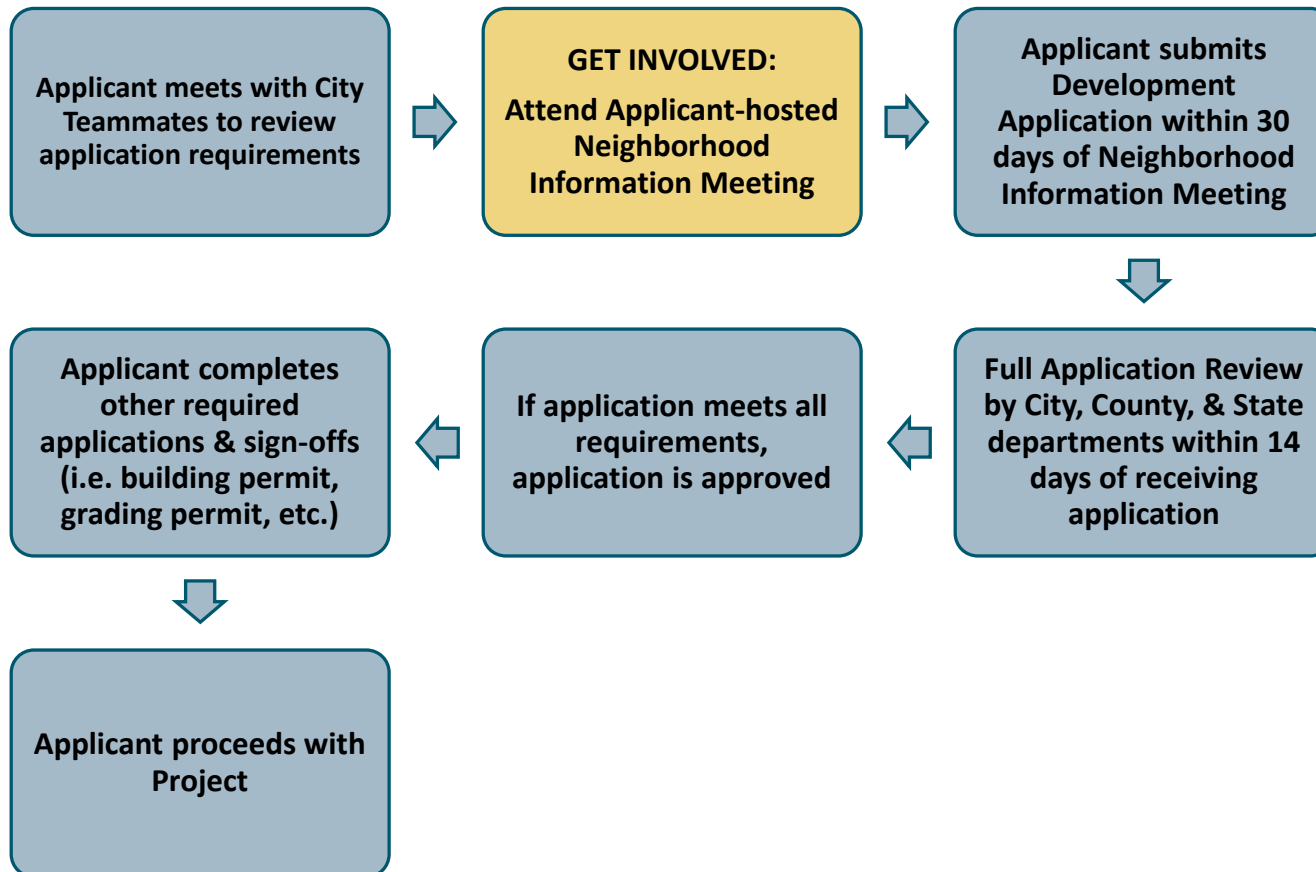
Planning & Engineering Consultant: WSE Massey (Tyler Mandler)

About our Project

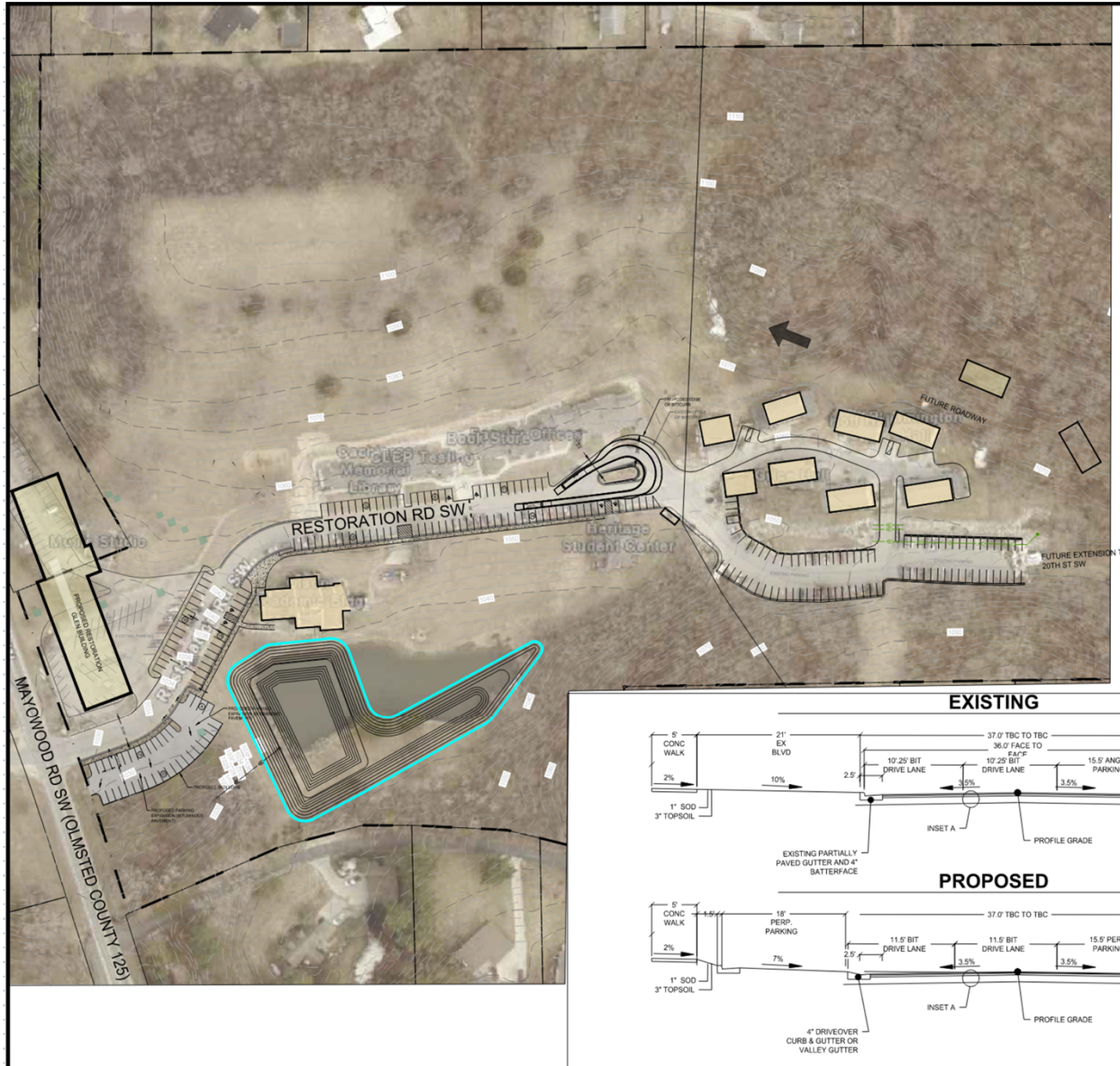
Relocation of surface parking to offset existing parking being redeveloped with the Restoration Glen project.

Improvements to existing basin to incorporate storm water treatment using current design standards.

The Application Process



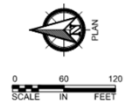
Site Plan (Overview)



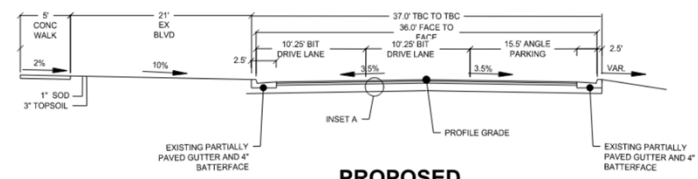
LEGEND	
	DENOTES EXISTING CONTOURS (OLMSTED COUNTY 2017 LIDAR)
	DENOTES PROJECT BOUNDARY
	DENOTES PROPOSED PARKING STALLS
	DENOTES PARKING STALLS LOST WITH RESTORATION GLEN PROJECT
	DENOTES PROPOSED SIDEWALK
	DENOTES PROPOSED BITUMINOUS
	DENOTES PROPOSED DRAINAGE DIRECTION
	DENOTES PROPOSED BUILDINGS
	DENOTES EXISTING BUILDINGS

PARKING TABULATION	
APPROXIMATE EXISTING PARKING	162
APPROXIMATE PARKING REMOVED (REST. GLEN)	94
ADDITIONAL PROPOSED PARKING	83
NET	-11

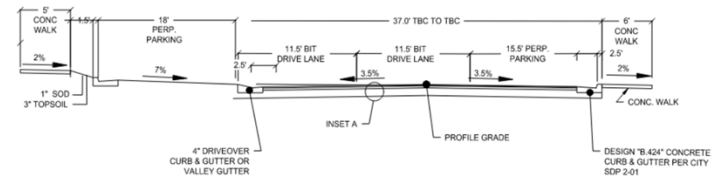
NOTES:
 1. 90° PARKING STALL TYPICAL DIMENSIONS = 9' x 18'
 2. 90° MINIMUM DRIVE AISLE WIDTH = 25'



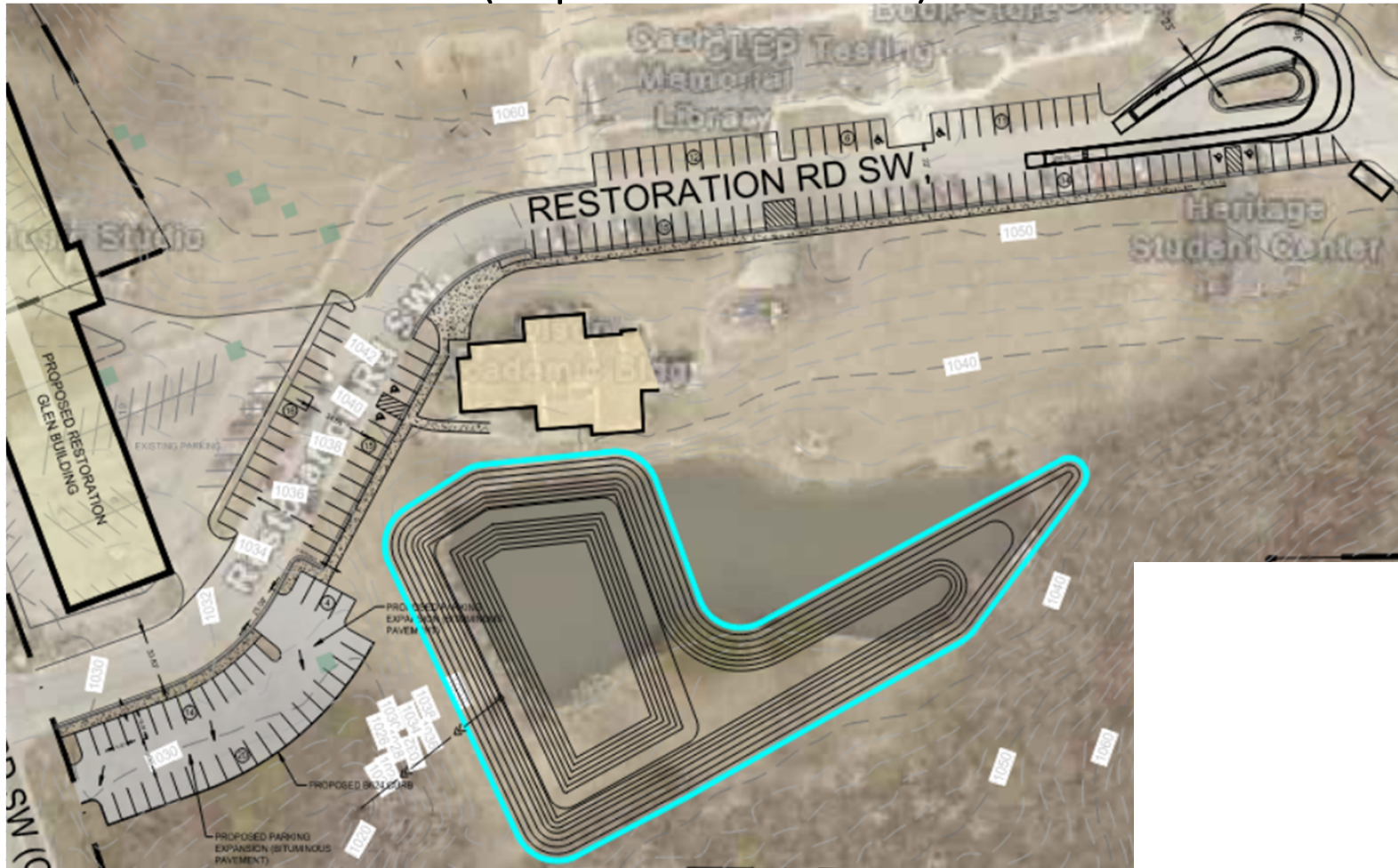
EXISTING



PROPOSED



Site Plan (Improvement Area)



Landscape Plan

No changes are proposed to the existing landscaping. 20% minimum landscaping area is required. The campus is currently more than 80% landscape/vegetated area.

Building Elevation

No new structures are proposed with this development.

Photometric Plan

No lighting changes are proposed with the parking and storm basin improvements.

Traffic Impacts

No changes in use are proposed for the Bear Creek campus and no changes to traffic generation are anticipated with the proposed 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 or phone (507-328-2600).