

Forte Senior Living Phase 3

Stencil Group

June 11, 2024

Overview

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

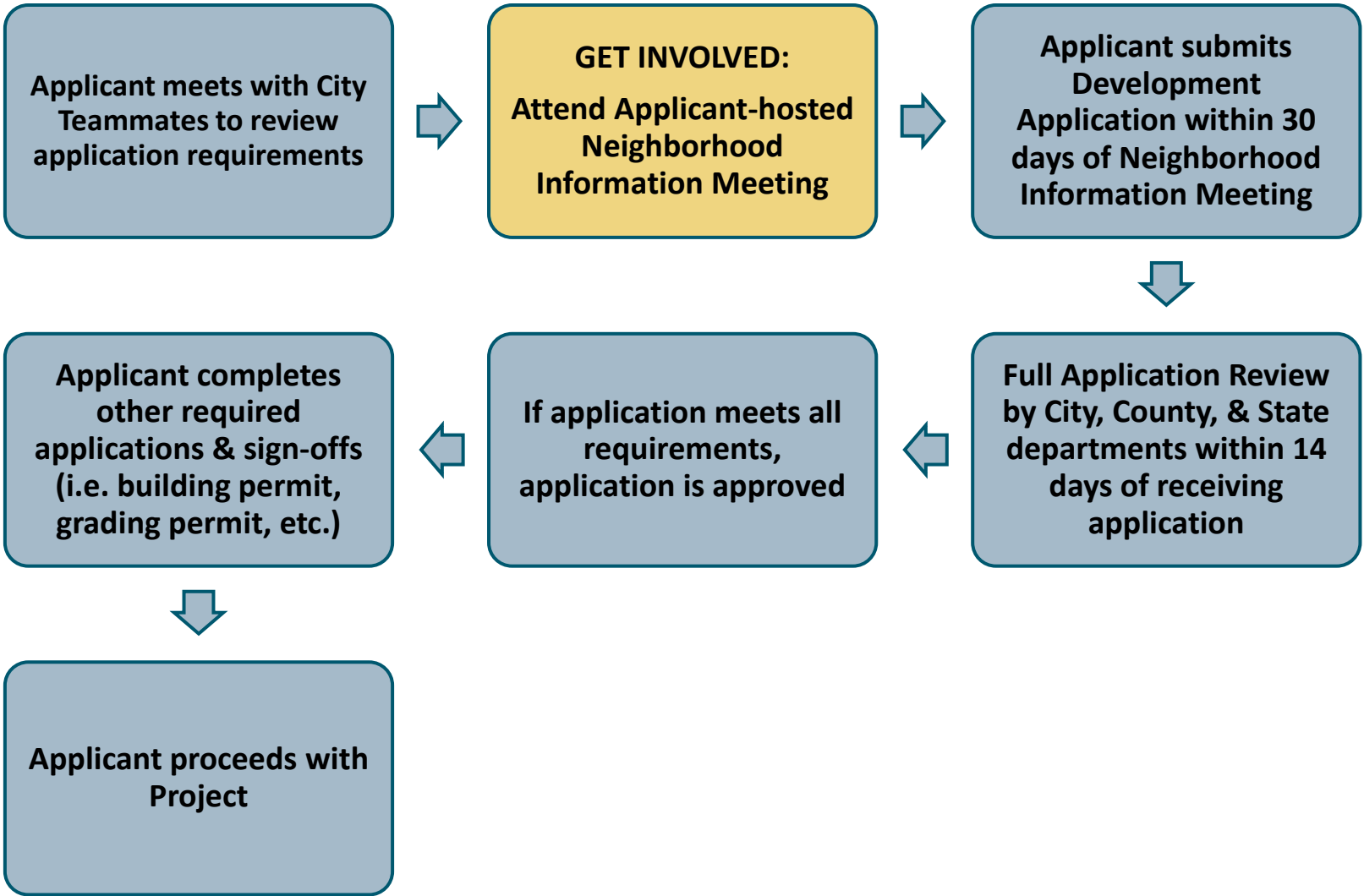
Introduction

- Stencil Group
- Loucks
- Gori & Associates

About our Project

- Phase 3
- 140-unit apartment building
 - Clubhouse
 - Underground Parking
 - Connections to Phase 1 and 2 facilities

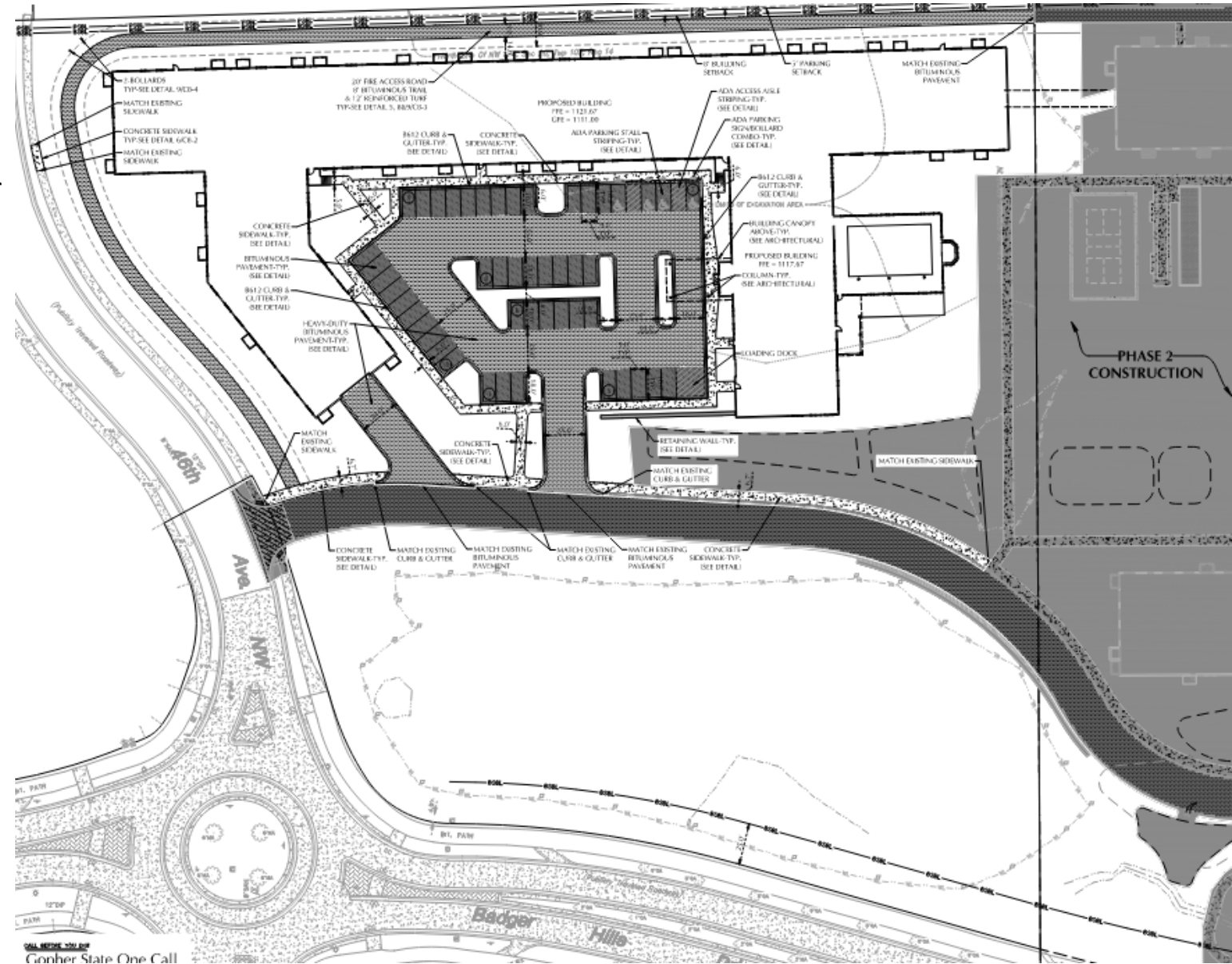
The Application Process



Site Plan

Description (including height, setbacks, Floor Area Ratio (FAR), and parking).

- Building
 - Maximum Height: 46'-10"
 - Floor Area Ratio (FAR): 0.87
- Parking
 - Total Parking Required: 112 stalls
 - Total Parking Provided: 172 stalls
 - Underground: 124 stalls
 - Surface: 48 stalls
- Setbacks:
 - Front: 20'
 - Interior: 6'
 - Street Side: 10'

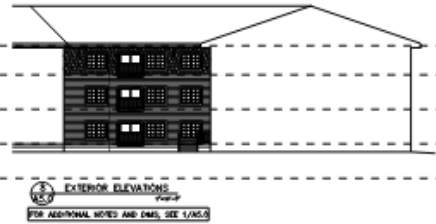
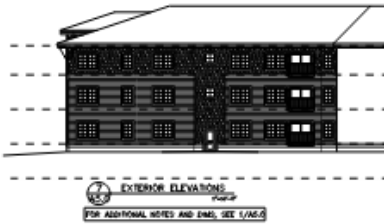




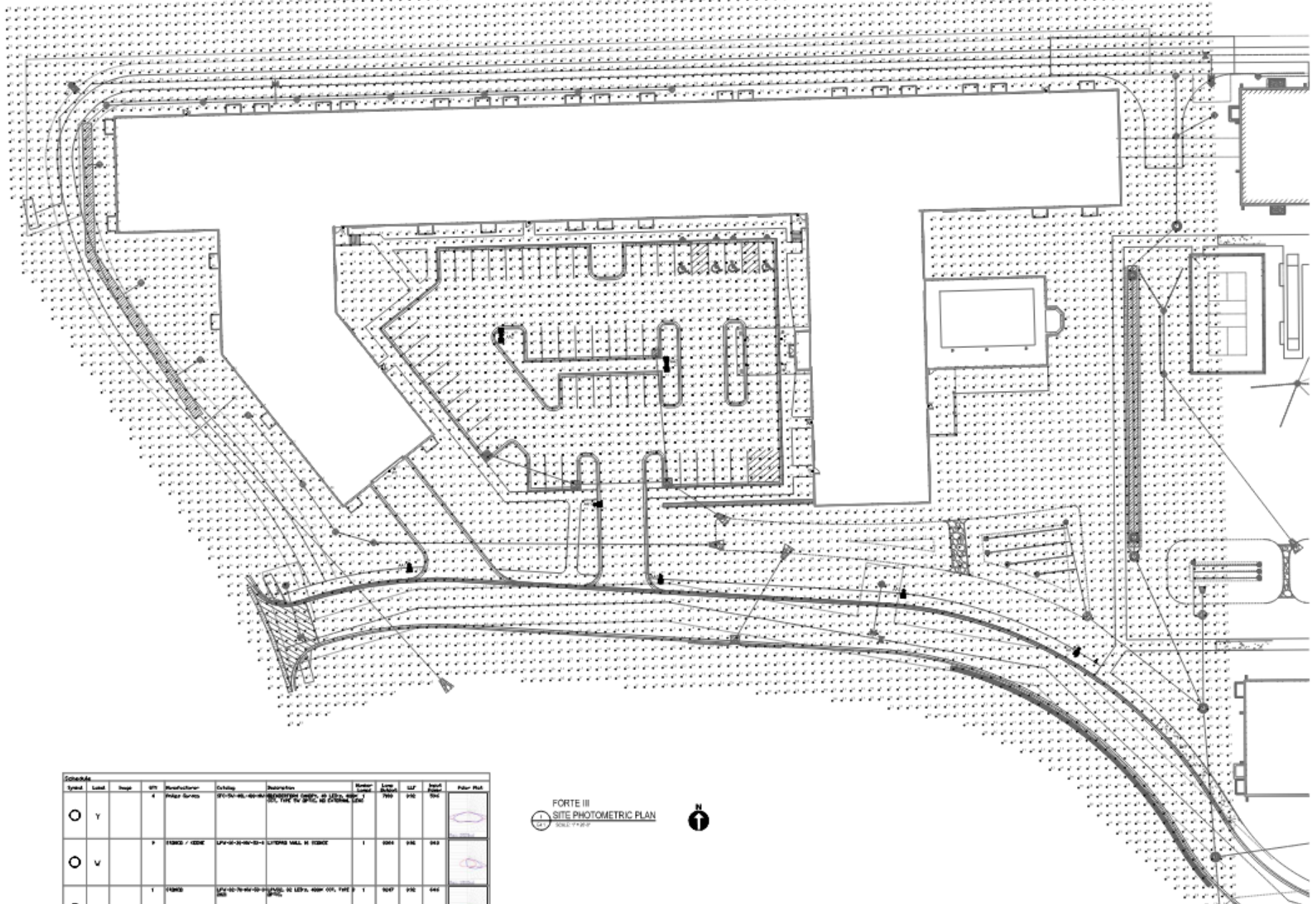
PLANT SCHEDULE PHASE 3						
CODE	QTY	REMARKS	COMMON NAME	BOTANICAL NAME	CONT.	SIZE
DECIDUOUS TREES						
01	15		ORIENTAL BIRCH	Betula orientalis	12.00	12.00
02	15		SMALL LEAFED LINDEN	Tilia cordata	12.00	12.00
03	15		SPRING BLOSSOM	Malus baccata	12.00	12.00
04	15		RED TWIG DOGWOOD	Cornus alternifolia	12.00	12.00
PERENNIAL TREES						
05	15		ORIENTAL BIRCH	Betula orientalis	12.00	12.00
GRASSES						
06	15		HYDRANGEA	Hydrangea	12.00	12.00
CONIFEROUS SHRUBS						
07	15		HYDRANGEA	Hydrangea	12.00	12.00
PERENNIALS						
08	15		ORIENTAL BIRCH	Betula orientalis	12.00	12.00
PERENNIALS						
09	15		ORIENTAL BIRCH	Betula orientalis	12.00	12.00
GROUND COVERS						
10	15		ORIENTAL BIRCH	Betula orientalis	12.00	12.00
11	15		ORIENTAL BIRCH	Betula orientalis	12.00	12.00
12	15		ORIENTAL BIRCH	Betula orientalis	12.00	12.00
13	15		ORIENTAL BIRCH	Betula orientalis	12.00	12.00
14	15		ORIENTAL BIRCH	Betula orientalis	12.00	12.00

Landscape Plan

Building Elevation



Photometric Plan



Symbol	Label	Image	Qty	Manufacturer	Cutting	Description	Mounting	Beam	ULF	Beam	Beam	Beam
							Symbol	Angle	Code	Angle	Angle	Angle
○	Y		4	Prager Surtec	SP-01-04L-00-00	SP-01-04L-00-00	Y	100°	Y	100°	100°	100°
○	V		8	TRACO / LEDC	LVF-01-01-00-01-1	LVF010100011	V	60°	V	60°	60°	60°
○	VI		1	TRACO	LVF-01-01-00-01-1	LVF010100011	VI	60°	VI	60°	60°	60°
□	AA1		2	MLL Lighting, LLC	MLL-01-01-00-01-1	MLL-01-01-00-01-1	AA1	60°	AA1	60°	60°	60°
□	AA2		2	MLL Lighting, LLC	MLL-01-01-00-01-1	MLL-01-01-00-01-1	AA2	60°	AA2	60°	60°	60°

FORTE III
SITE PHOTOMETRIC PLAN
2024.07.09



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking lot	+	31.0 fc	12.9 fc	0.5 fc	25.81	6.21
Forté III	+	0.9 fc	21.9 fc	0.0 fc	N/A	N/A

Traffic Impacts

- Traffic Impact Report was waived based on data from previous study
 - Phase 3 Estimated Trips
 - 28 am peak hour trips
 - 35 pm peak hour trips
 - 454 total weekday trips
 - Total Campus (Phases 1-3) Estimated Trips
 - 79 am peak hour trips
 - 99 pm peak hour trips
 - 1,402 total weekday trips
 - 2012 Badger Hills Drive NW Corridor Traffic Study
 - 132 am peak hour trips
 - 156 pm peak hour trips
 - 1,743 total weekday trips

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).