

Trailside Apartments

Olmsted County HRA

June 13, 2024

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Introduction

Olmsted HRA

Mark Engel

Mary O'Neil

LHB

Matthew Finn, Architect

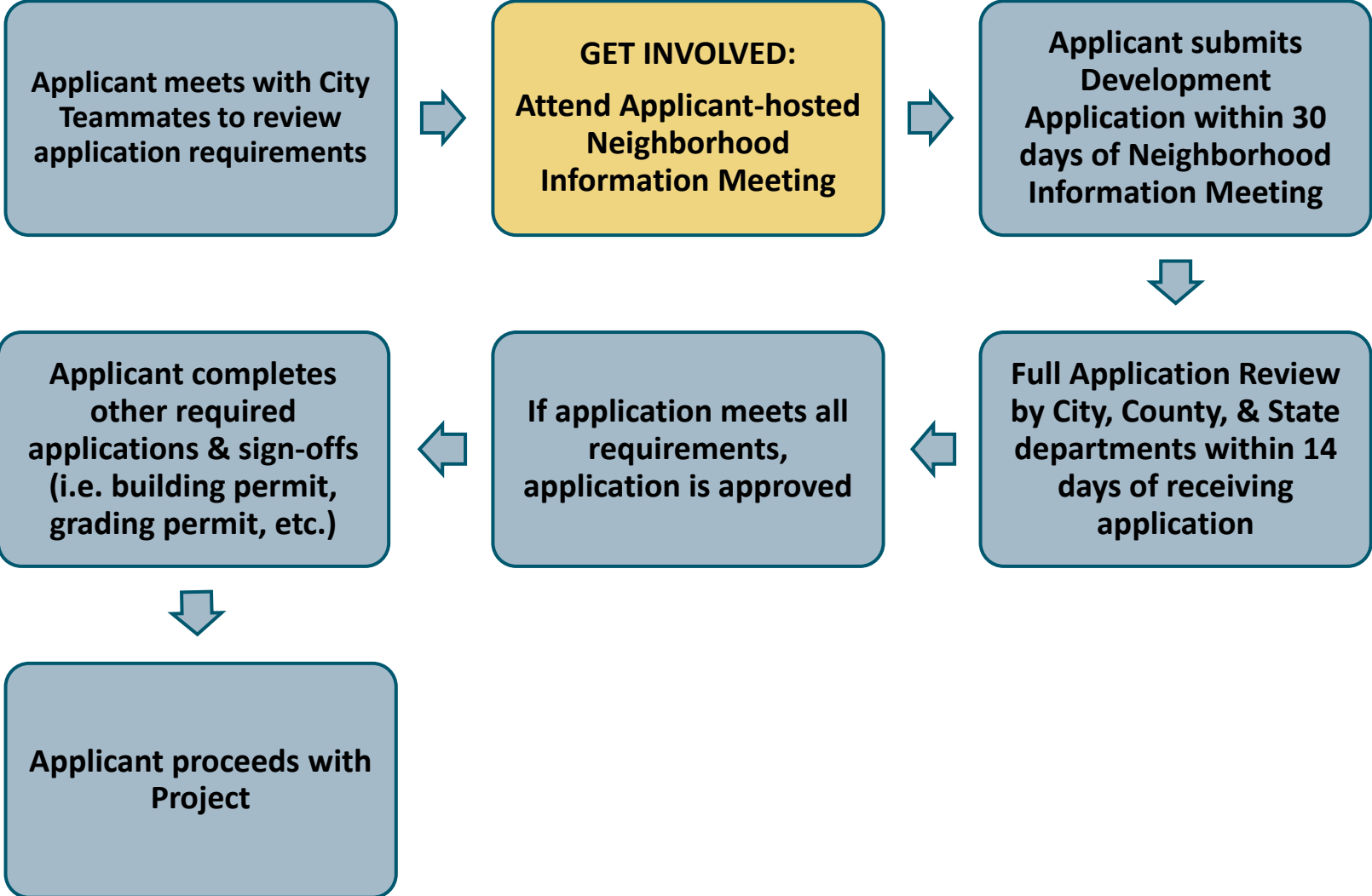
Nikki Schlepp, Landscape Architect

Michael Jost, Civil Engineer

About our Project

Located along Mayowood Road, the proposed project provides 36 units of affordable senior housing, community and support spaces, as well as site improvements. The 3-story building is proposed to be constructed of wood framing and trusses, sitting on a concrete slab on grade. Site improvements include parking, covered entry canopy, sitting areas, connections to the city trail network, and landscaping. The project also seeks compliance with the US Department of Energy Zero Energy Ready Homes program. Strategies to achieve compliance include a geothermal-source heating and cooling system, enhanced insulation, and LED lighting throughout. The project is also considering a PV array on the roof to supplement energy provided from the electrical utility.

The Application Process



Site Plan

Overall building height

Eave:	32.0'
Midpoint of roof:	40.0'
Top of hip:	47.9'
Maximum:	48.0'

Setbacks

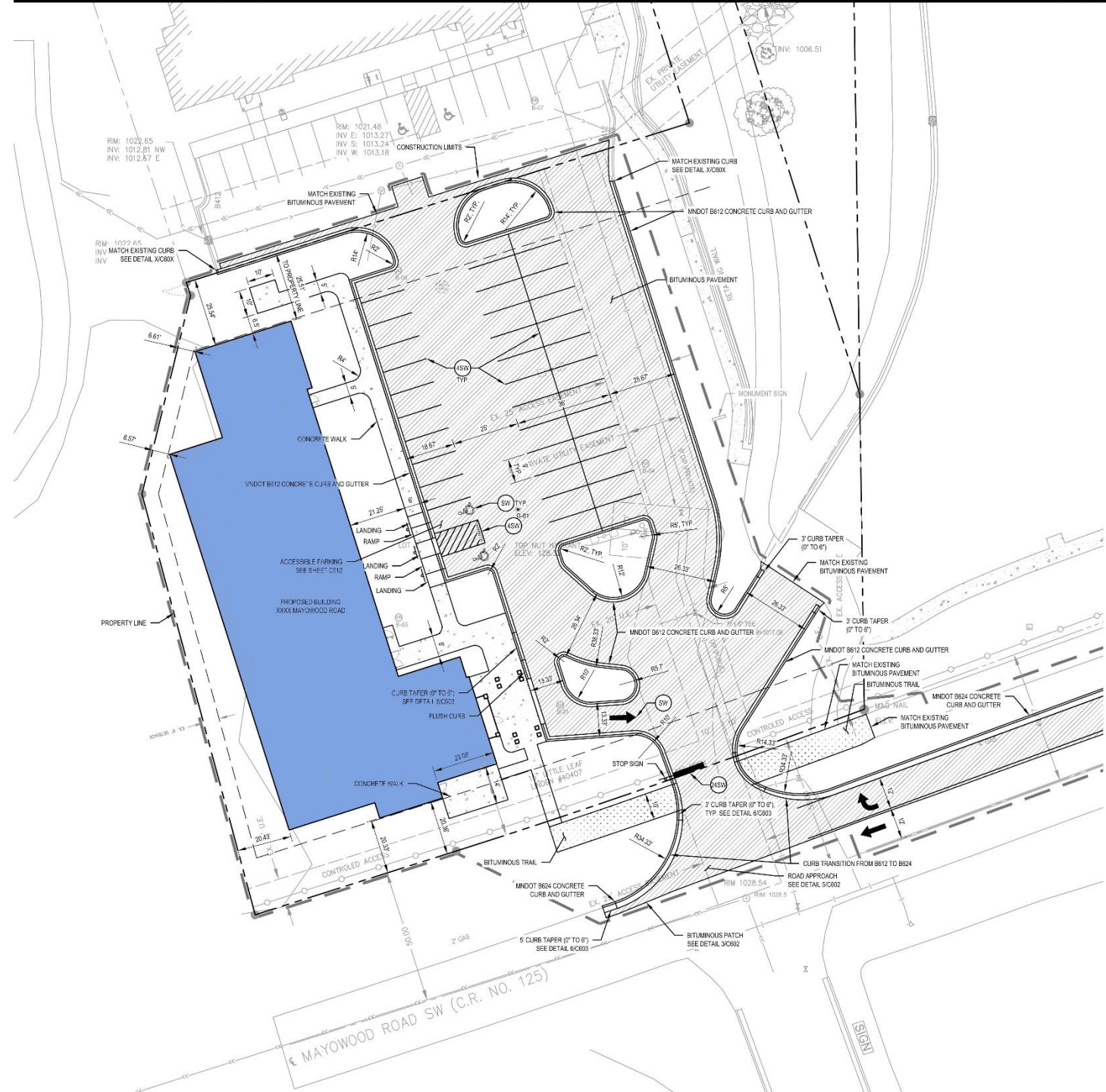
Front:	20.3'	20' min
Side:	20.4' & 6.5'	6' min
Rear:	25.5'	25' min

Floor area ratio

Proposed:	0.48	1.5 max
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Parking

38 spaces	18 min, 72 max
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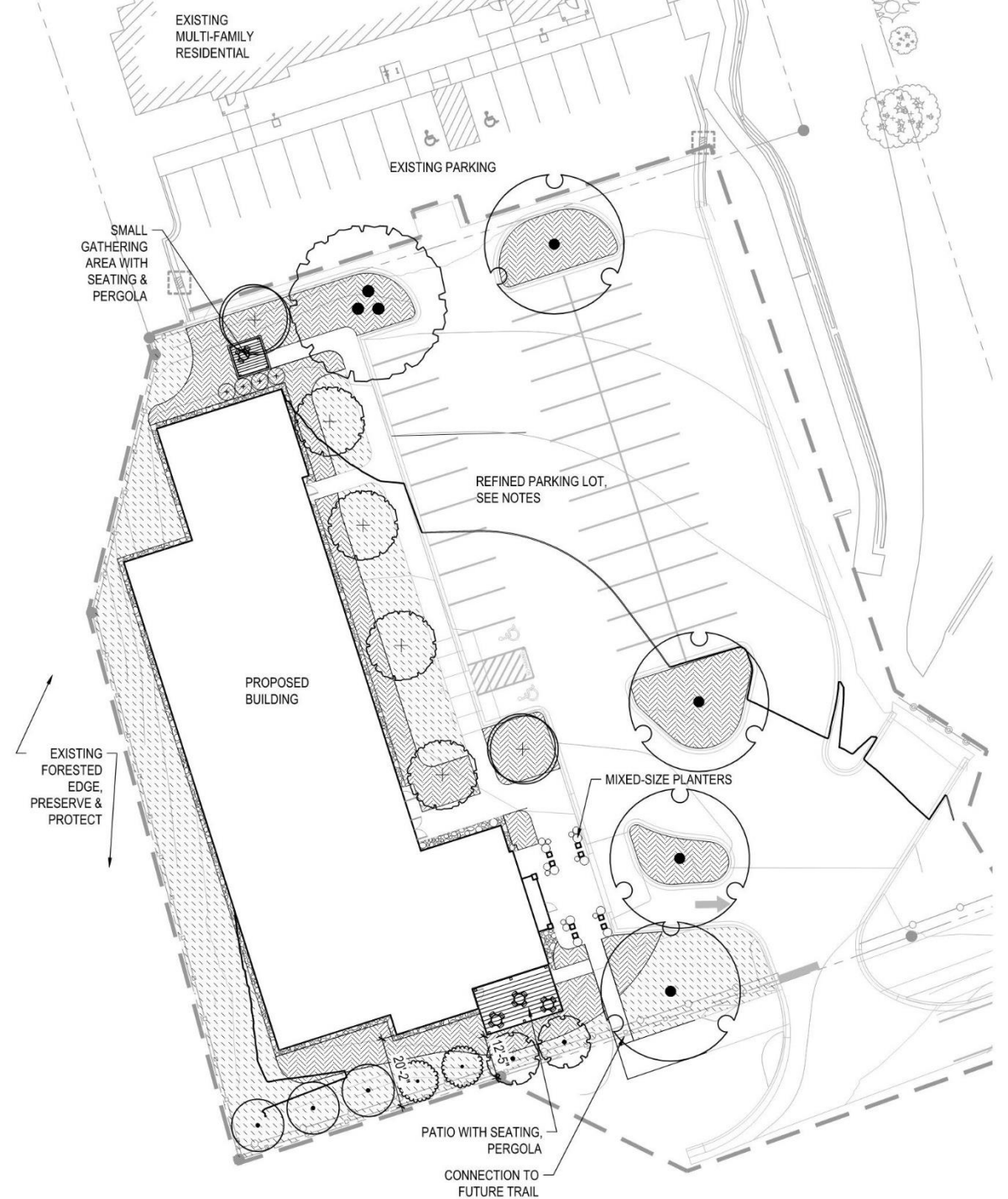
Landscape Plan

Site improvements are focused on the South, East, and North sides, while tucking the building to the West against existing tree canopy.

Base plantings surround the building, two seating areas – one North and one South, and in three islands in the paved area.

Buffer yards are only shown toward Mayowood Road. The parcel to the West is almost entirely in the floodplain.

Street trees line Mayowood Road, with a overall site total of 18 canopy trees.



Building Elevation

A generous canopy reaches out from the entry toward a vehicle drop off, while an oversized bay above helps organize the front elevation.

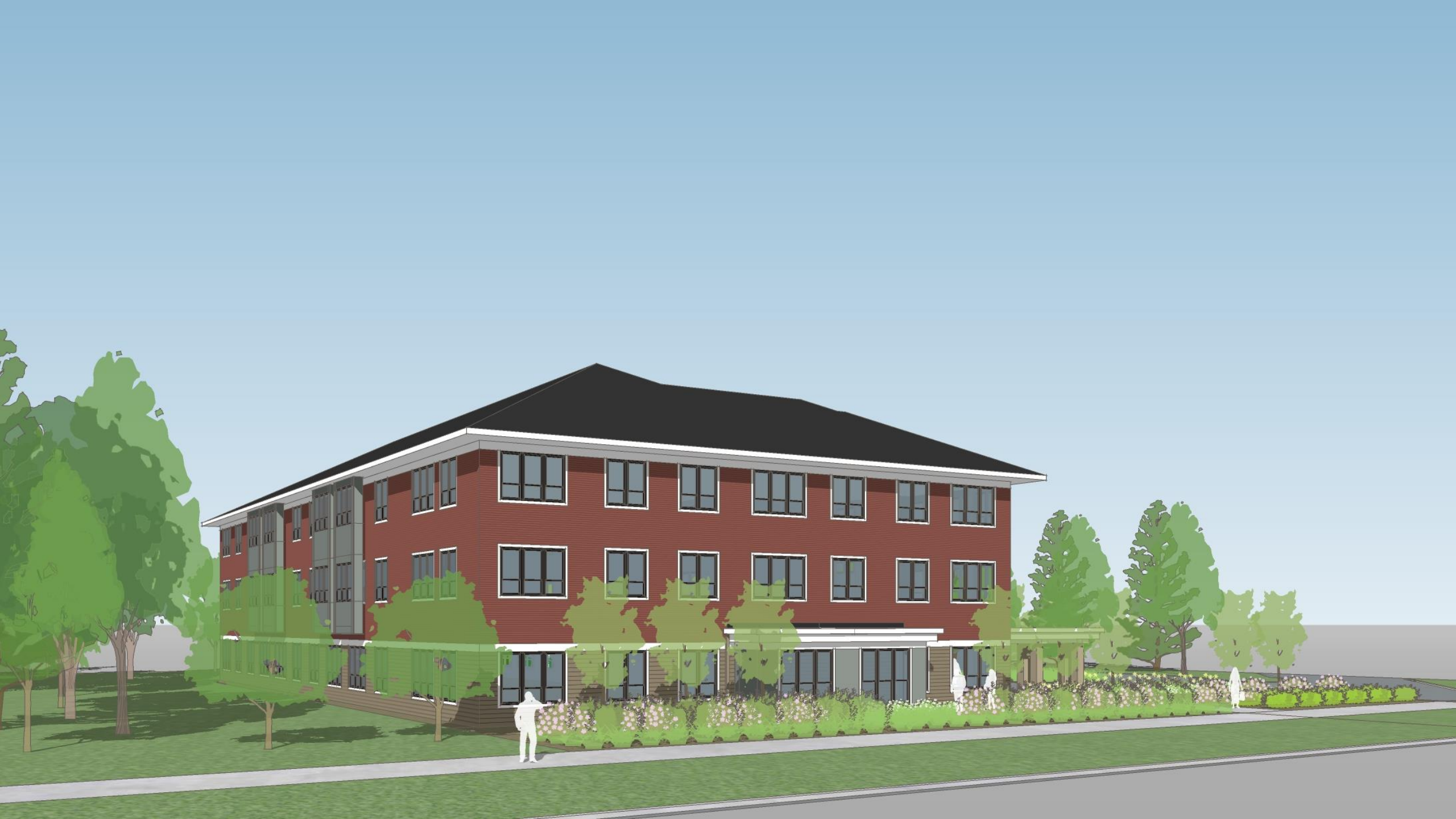
A light colored base helps the building meet the ground, while a simple, uniform hip roof form meets the sky.

Bays in between; spaced along elevation to meet zoning criteria and create expanded living space in as many units as possible.

Plentiful windows around the balance of the building fit between the bays.



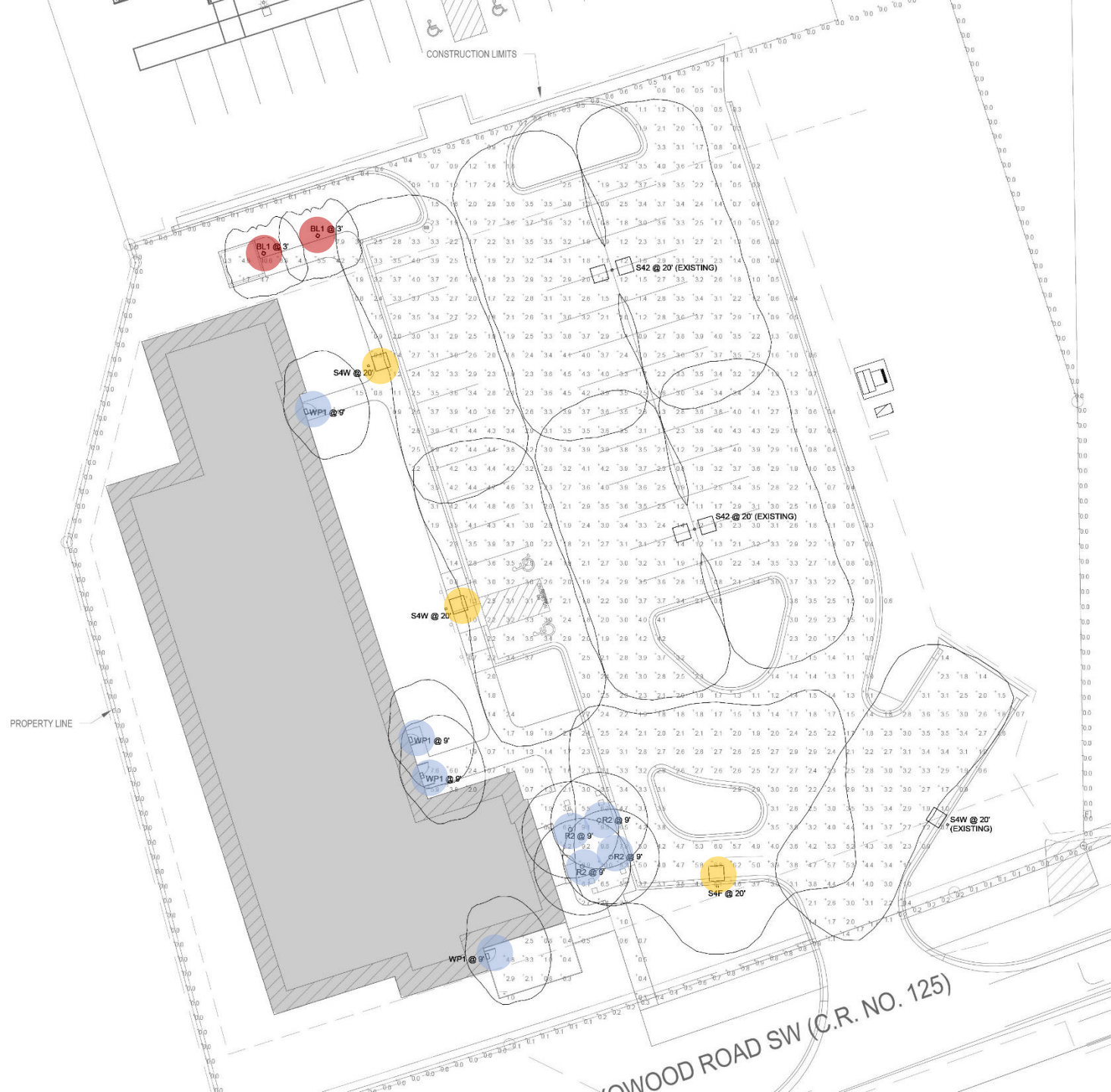




Photometric Plan

Several existing pole mounted fixtures already exist on the site and will be supplemented with new pole-mounted and building-mounted fixtures, highlighted in yellow and blue respectively.

Two bollards will also be added at the north end of the site to illuminate a small seating area with a view toward the river, shown in red.



Traffic Impacts

Analysis was performed as part of phase one for development application. Data at right lists the phases and quantifies the anticipated trip generation for each.

Based on the anticipated trip volume, we understand the project to be well below the number of trips that would require a Traffic Impact Report.

PROPOSED LAND USE AND TRIP GENERATION											
Location	Future Use	# of Units	Unit Type	ITE Code/Description	AM Trips			PM Trips			Weekday Trips
					In	Out	Total	In	Out	Total	
Mayowood Rd SW	Center City Housing (Phase 1)	30.0	Beds	254- Assisted Living	4	2	6	3	5	8	78
Mayowood Rd SW	Olmsted County Senior Housing (Phase 2)	36.0	Beds	254- Assisted Living	5	3	8	4	6	10	94
Total					9	5	14	7	11	18	172

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).