Mighty Oaks Relocation to Pinewood

Rochester Public Schools
October 16th, 2024

Overview

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Introduction

Jason Woodhouse, AIA, LEED AP Architect (CRW Architecture)

Derek Olinger, PE
Civil Engineer (Bolton & Menk)

Bill Burt, Melissa Stenke, Erica Schumacher Rochester Public Schools

About our Project

Conversion from existing elementary to a pre-school.

Exterior Improvements

- Reconstruct Existing Parking Lot
- Expanding Parking on West & South Side
 - Landscape Buffer, New & Replaced Parking

<u>Interior</u>

- Remodeling to accommodate younger students
 - Some restrooms added to classrooms
 - Some updated finishes
 - Existing restroom updates

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. building permit, grading permit, 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

Site Plan

Building

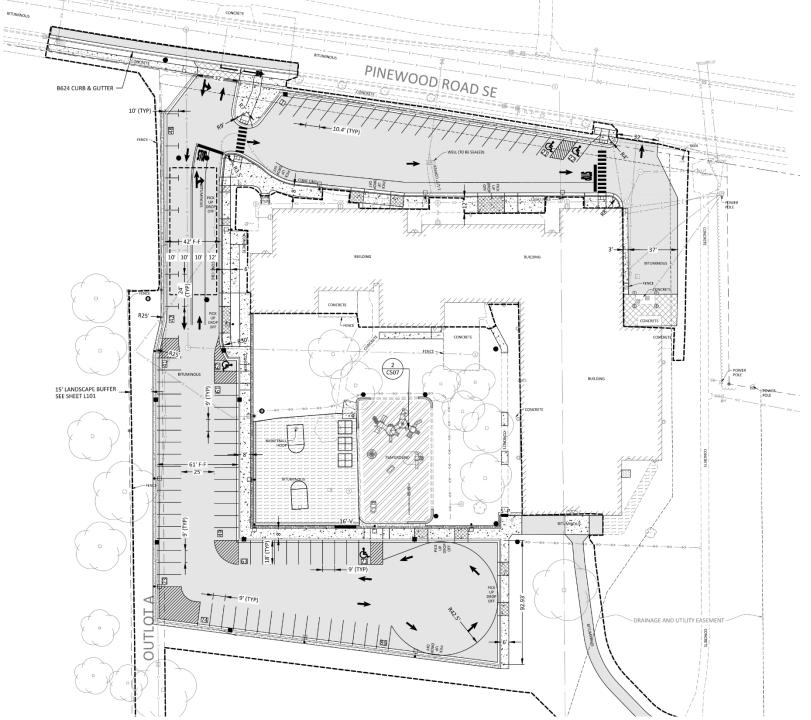
No additions/modifications to building footprint or square footage

Parking

- Reconstructing existing parking lots
- Additional parking lot in SW corner

Other Site Improvements

- Replacing playground equipment & installing new rubber surface
- Repaying South Trail
- Storm Sewer & underground treatment to handle new pavement



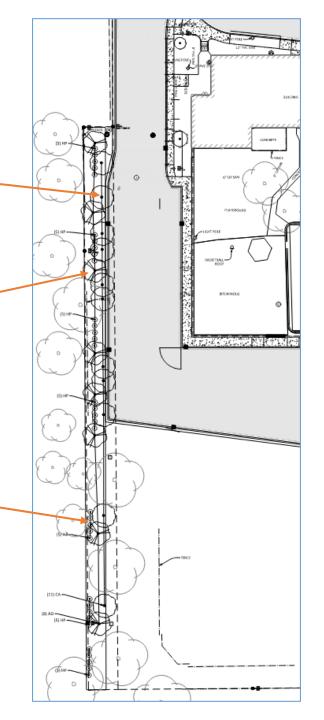
Landscape Plan

- Buffer Yard along West Side of Property (adjacent to new parking)
- 15' Width
- Existing Trees Supplemented with additional Trees
- Disturbed Areas reestablished with Sod









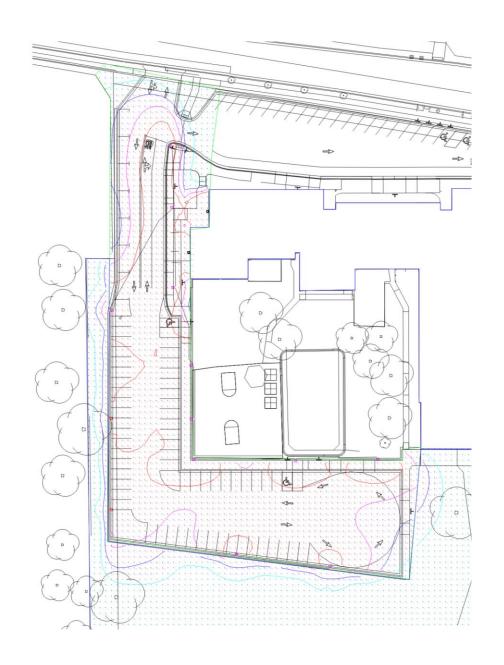
Building Elevation

No exterior changes to existing building



Photometric Plan

- Site Lighting in New Parking Lot
- Minor relocations/fixture
 Replacements in Existing Parking
 Lot Areas
- Shielding lights on west property line



Traffic Impacts

Daily traffic anticipated to drop.

- Total number of students at any given time will drop.
- Schedule Change (AM/PM/All Day Students)

Daily Students On Site Staff 401 80 - 1 vehicle trip per AM/PM so student (Info from project team) ³ - 2 vehicle trips per All Day so (Info from project team) ⁴ - 2 vehicle trips per staff (Info project team) - 2 vehicle trips per bus/van (Info project team)		Current Elementary School Capacity ¹	Proposed Pre-K School Capacity
Staff 41 80 - 1 vehicle trip per AM/PM se student (Info from project team) ³ - 2 vehicle trips per All Day se (Info from project team) ⁴ - 2 vehicle trips per staff (Info project team) - 2 vehicle trips per staff (Info project team) - 2 vehicle trips per bus/van (Info project team)	Student Capacity/Schedule	401 (All day)	170 (AM), 170 (PM), 38 (All Day) ²
Trips per 2.27 vehicle trips per student (ITE) - 1 vehicle trip per AM/PM se student (Info from project team) ³ - 2 vehicle trips per All Day se (Info from project team) ⁴ - 2 vehicle trips per staff (Info project team) - 2 vehicle trips per bus/van (Info project team)	Daily Students On Site	401	378 ²
Trips per 2.27 vehicle trips per student (ITE) student (Info from project team) ³ - 2 vehicle trips per All Day st (Info from project team) ⁴ - 2 vehicle trips per staff (Info project team) - 2 vehicle trips per bus/van (Info project team)	Staff	41	80
D '1 T' (1:1 1)	Trips per	2.27 vehicle trips per student (ITE)	 2 vehicle trips per All Day student (Info from project team)⁴ 2 vehicle trips per staff (Info from project team) 2 vehicle trips per bus/van (Info from
Daily Trips (vehicles per day) 910 622	Daily Trips (vehicles per day)	910	622

- Notes: 1. Current enrollment averages 380 students (95% of capacity)
 - 2. Each group of AM, PM, and All Day Students arrive and leave at separate times.
 - 3. Half of total AM/PM session students will be dropped-off/picked-up by car and remaining students will be dropped-off/picked-up by bus/van
 - 4. All Day students will be dropped-off/picked-up by car

^{*} Estimates above are intended to show facility capacity. Actual traffic upon opening will be less.

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).