

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.

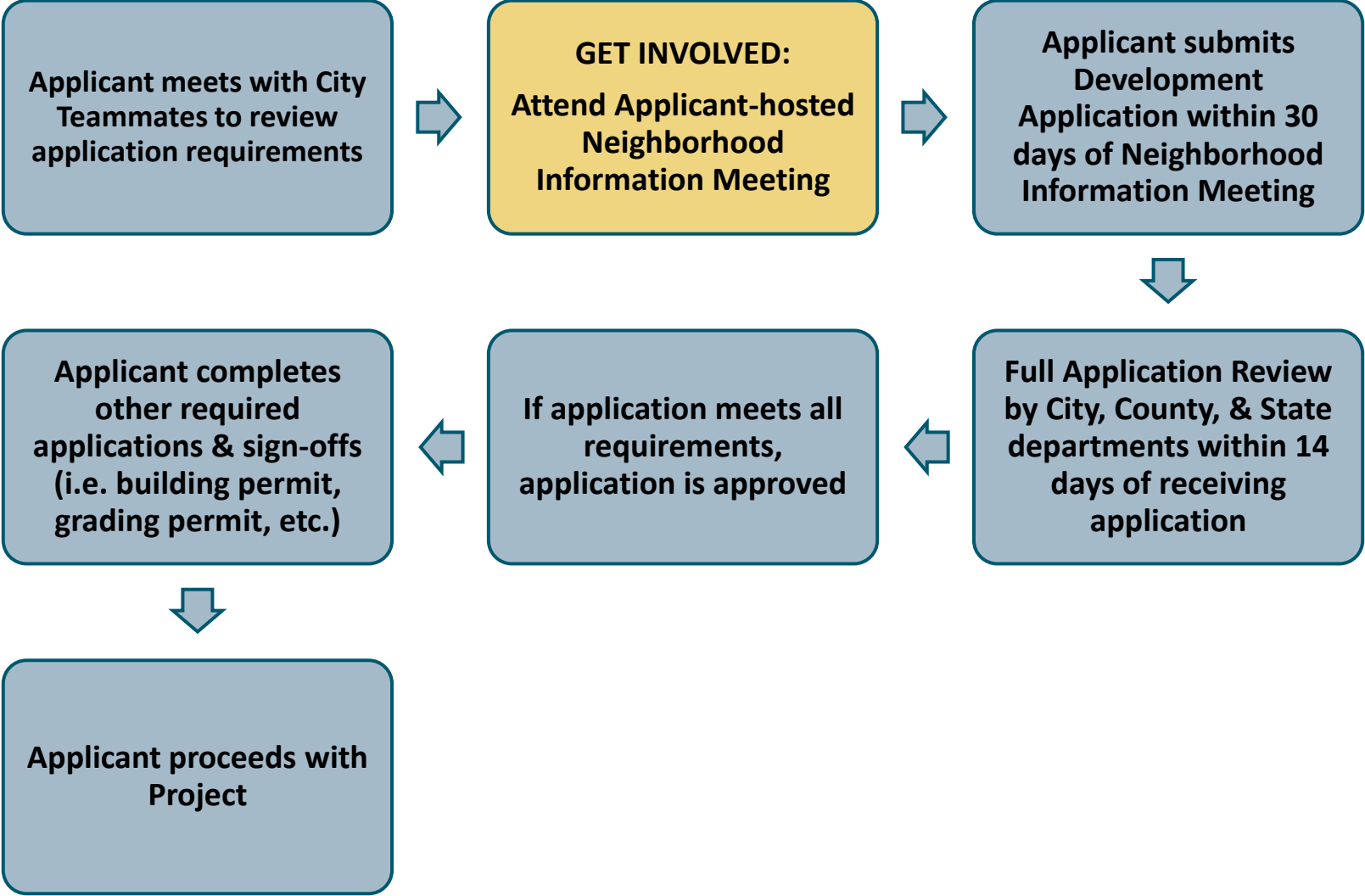
Exterior Improvements

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

Interior

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

The Application Process



Site Plan

Building

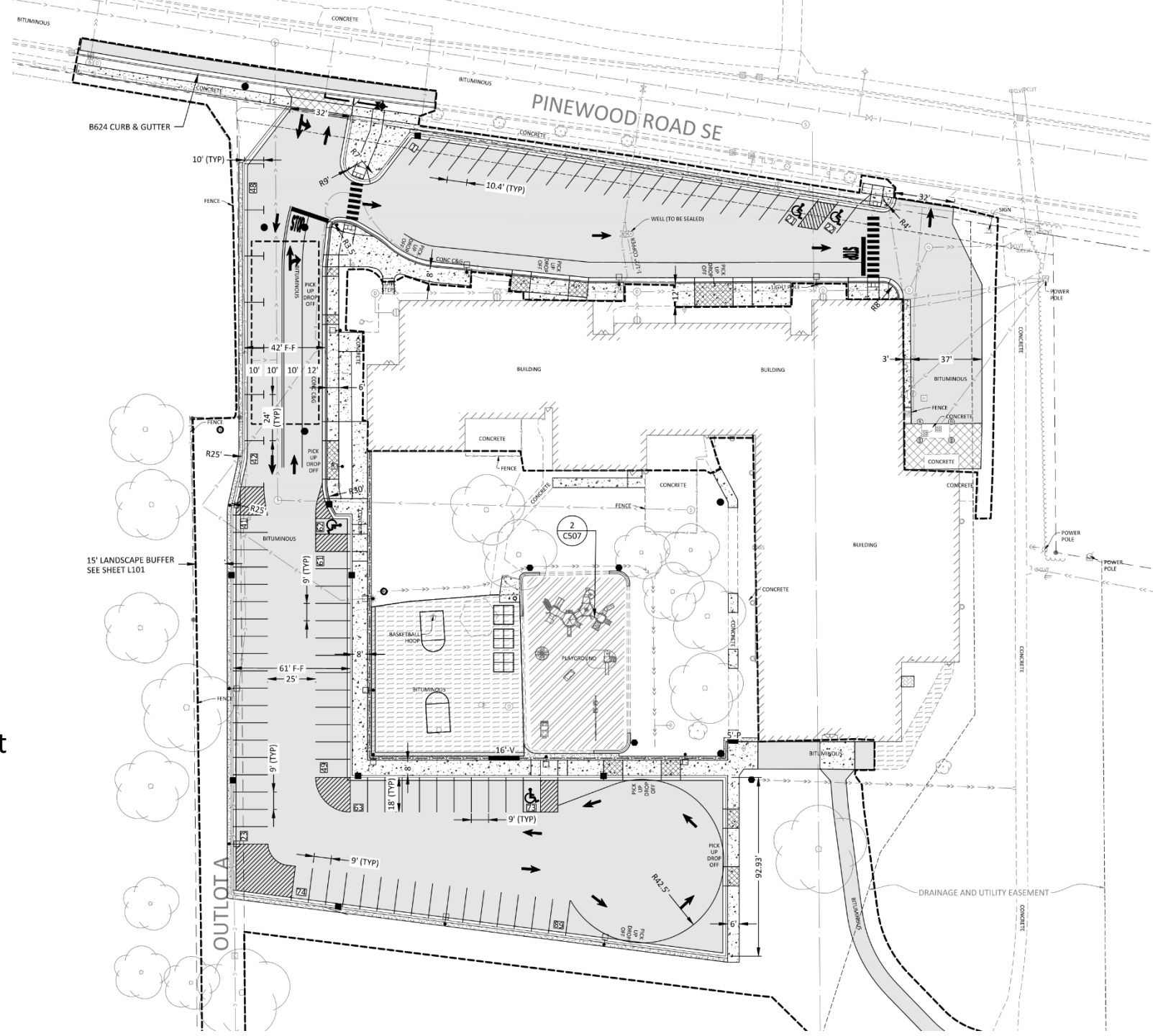
- No additions/modifications to building footprint or square footage

Parking

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

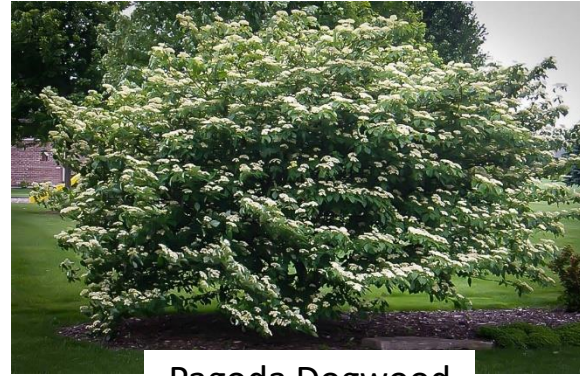
Other Site Improvements

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



Landscape Plan

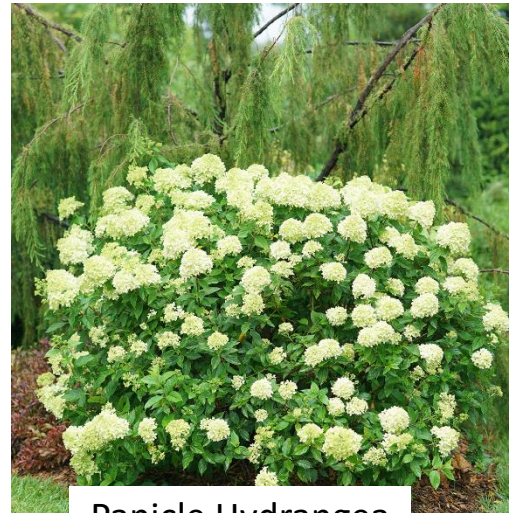
- Buffer Yard along West Side of Property (adjacent to new parking)
- 15' Width
- Existing Trees Supplemented with additional Trees
- Disturbed Areas reestablished with Sod



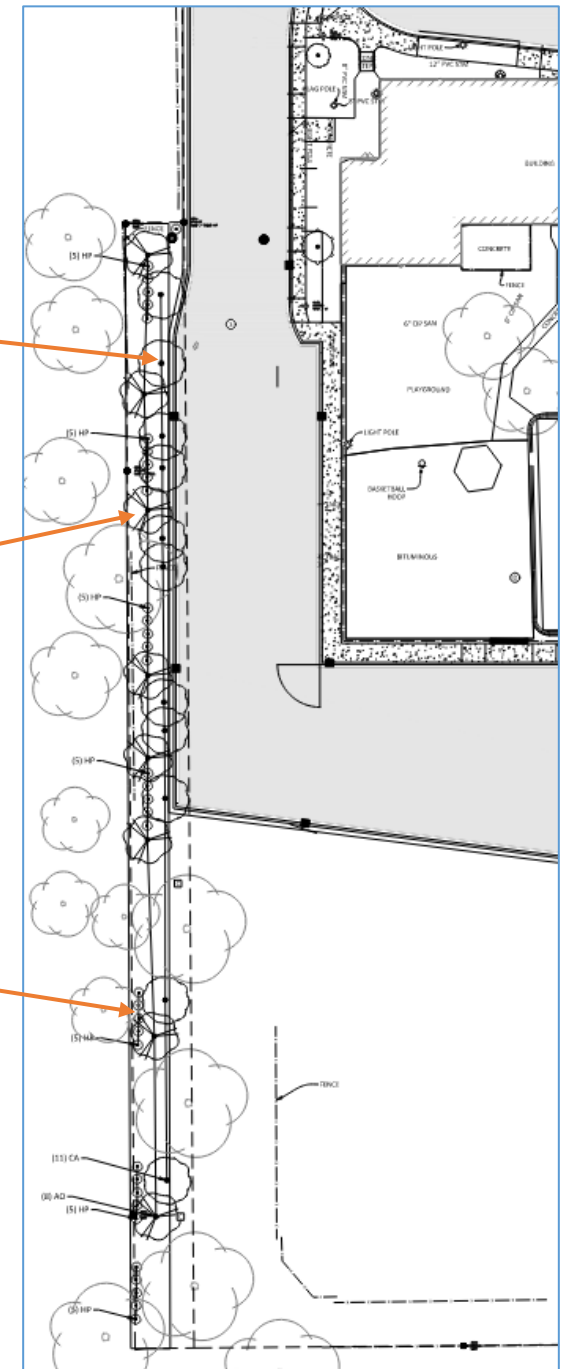
Pagoda Dogwood



Ohio Buckeye Tree



Panicle Hydrangea



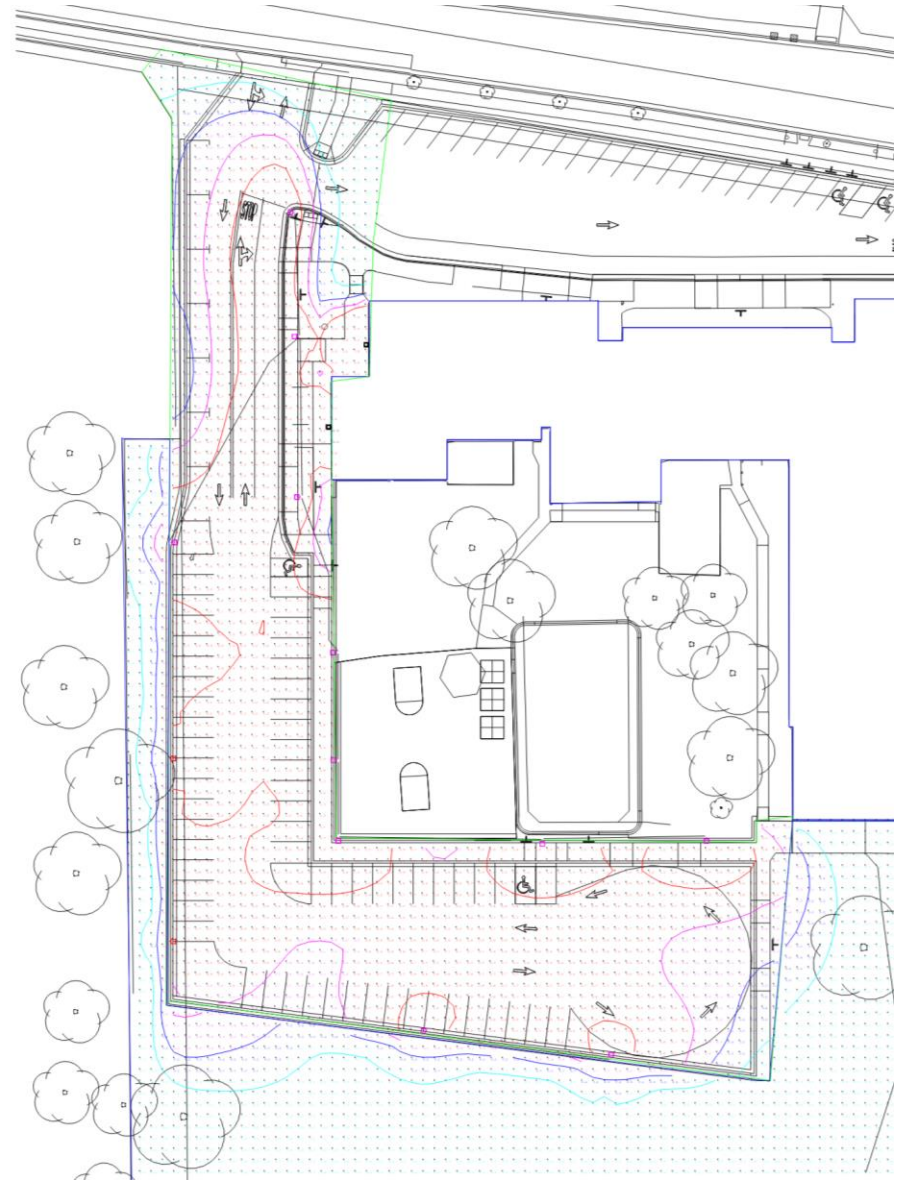
Building Elevation

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)

	Current Elementary School Capacity ¹	Proposed Pre-K School Capacity
Student Capacity/Schedule	401 (All day)	170 (AM), 170 (PM), 38 (All Day) ²
Daily Students On Site	401	378 ²
Staff	41	80
Trips per	2.27 vehicle trips per student (ITE)	- 1 vehicle trip per AM/PM session student (Info from project team) ³ - 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 project team)
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).