

LONDON BROOK PONDS

Mark Welch – G-Cubed Inc. on behalf of Build Wealth MN

February 11th, 2025

5:00pm

Eagles Club

917 15th Ave SE, Rochester, MN 55904

Overview

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Introduction

Developer: David McGee with Build Wealth MN Inc.

Engineer: Mark Welch with G-Cubed Inc.

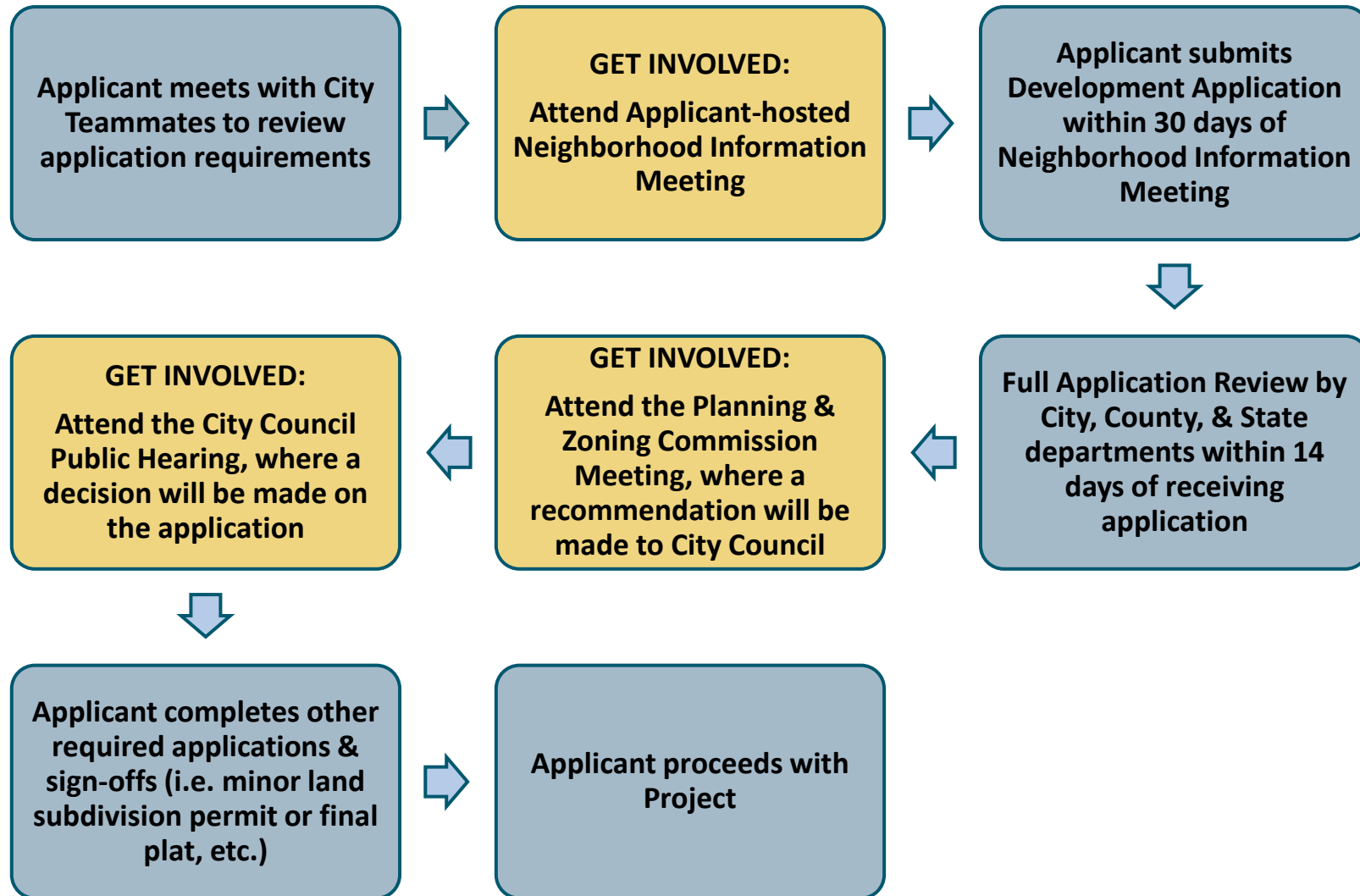
Developer Information

- Website: <https://bwealthe.org/>
- Address: 2121 Plymouth Avenue North, Minneapolis, MN 55411
- Phone: 612-877-4182
- Email: info@bwealthe.org

About our Project

The London Brook Ponds development is a visionary affordable housing project located in the southeast area of Rochester, Minnesota. This development is designed to meet the growing need for affordable housing in the region while fostering a vibrant, diverse, and supportive community. Situated on a 6-acre site, the London Brook Ponds development will feature a thoughtfully designed mix of 62 housing units, including 42 tri-plex homes, 8 twin homes, and an 12-unit apartment building. This development is not only focused on providing high-quality and affordable housing options, but also incorporates critical community amenities, such as a daycare center and spacious outdoor green spaces, ensuring a well-rounded living experience for families and individuals alike.

The Application Process

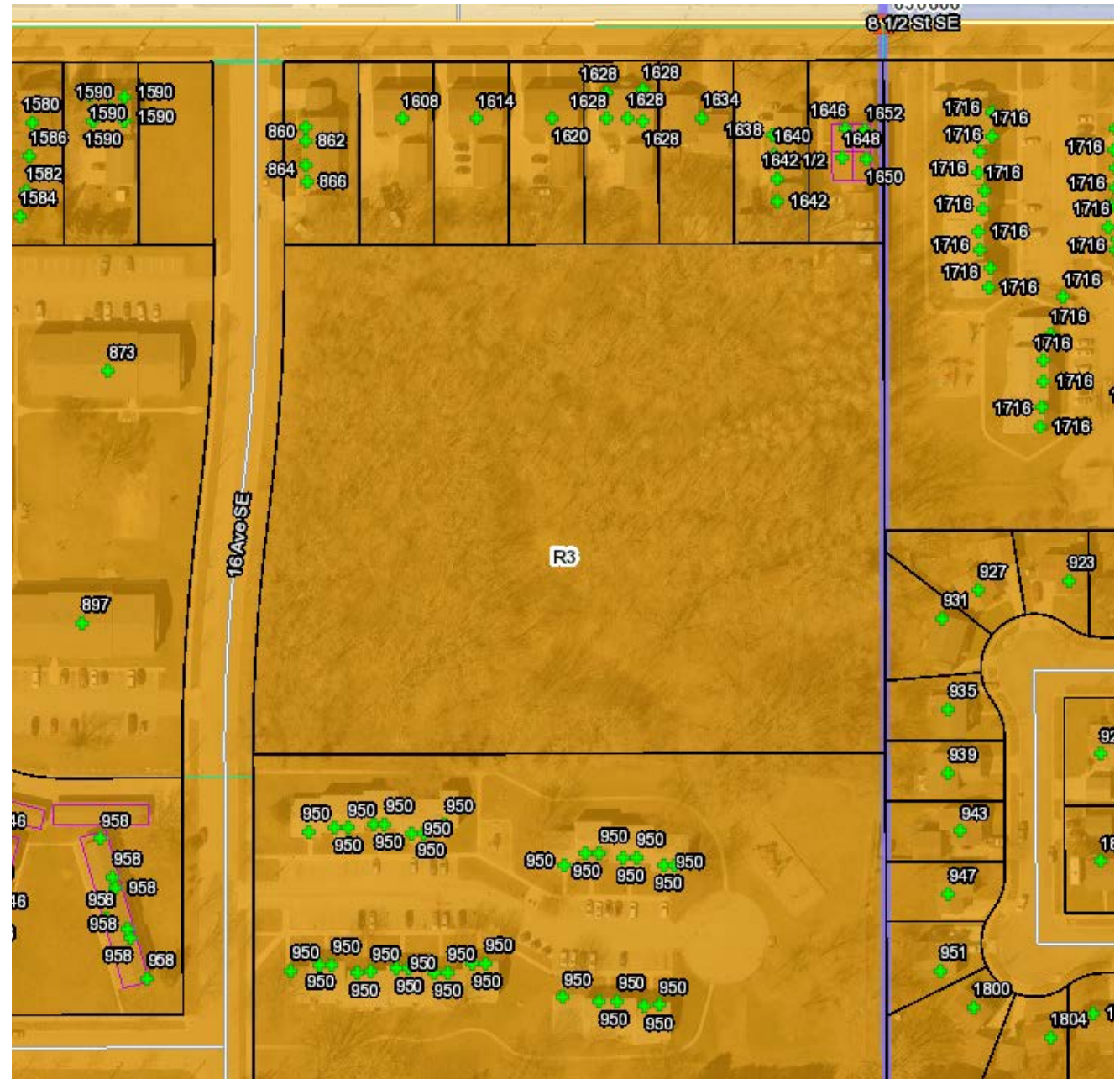


Existing Zoning District

This property is zoned R-3 – Medium Density Residential

2. Dimensional Standards

Table 200.03-5 R-3 Lot and Building Standards		
Lot Dimensions (Minimum)		
	Lot Area	3,500 sq. ft.
	Lot Width	30 feet
Building Setbacks (Minimum in feet)		
A	Front	20
B	Interior Side	6
	Street Side	12
	Minimum Sum of Interior Side Yards	16
C	Rear	25
Building/Structure Height (Maximum in feet)		
D	Primary Structure	48
	Accessory Structure	25



Proposed Layout & Unit Densities

Private Streets with onsite stormwater treatment. The private streets will take access from 16th Ave SE.

53 proposed lots on a 6.25-acre lot.

53 lots / 6.25 ac = 8.48 lots/ac



Housing Types



42 Tri-Plex Units: The tri-plex units will provide affordable, spacious, and private housing for families or individuals, each unit with its own entry and backyard space. These units will be designed with modern finishes and energy-efficient features, providing a sustainable and comfortable living experience. The design and layout will encourage community engagement, while still offering residents privacy and autonomy.

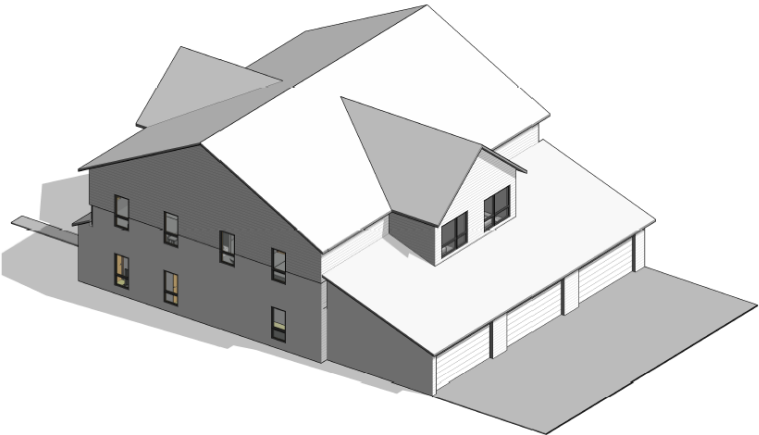


8 Twin Home Units: The twin home units will offer an attractive housing option for smaller families, couples, or individuals who prefer a detached living space with a shared wall. These homes will provide a balance of privacy and community, with larger living spaces compared to the tri-plex units while maintaining affordability. Each twin home will have its own yard and driveway, offering residents a greater sense of independence.

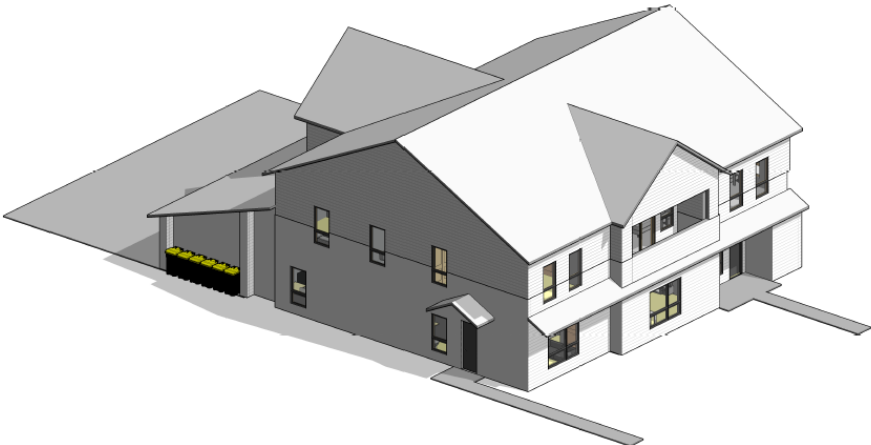


12-Unit Apartment Building: The apartment building will provide affordable housing options for individuals, smaller families, and seniors. The 12-unit building will offer a mix of one- and two-bedroom apartments, featuring modern amenities and flexible living spaces. The apartment building will be designed with accessibility in mind, including features such as wheelchair-accessible units and shared common areas that promote social interaction among residents.

Tri-Plex Building Elevation



② OPTION B - 3D MASSING 2



① OPTION B - 3D MASSING 1



① OPTION B - FRONT ELEVATION
3/16" = 1'-0"



② OPTION B - BACK ELEVATION
3/16" = 1'-0"



③ OPTION B - SIDE ELEVATION 1
3/16" = 1'-0"



④ OPTION B - SIDE ELEVATION 2
3/16" = 1'-0"

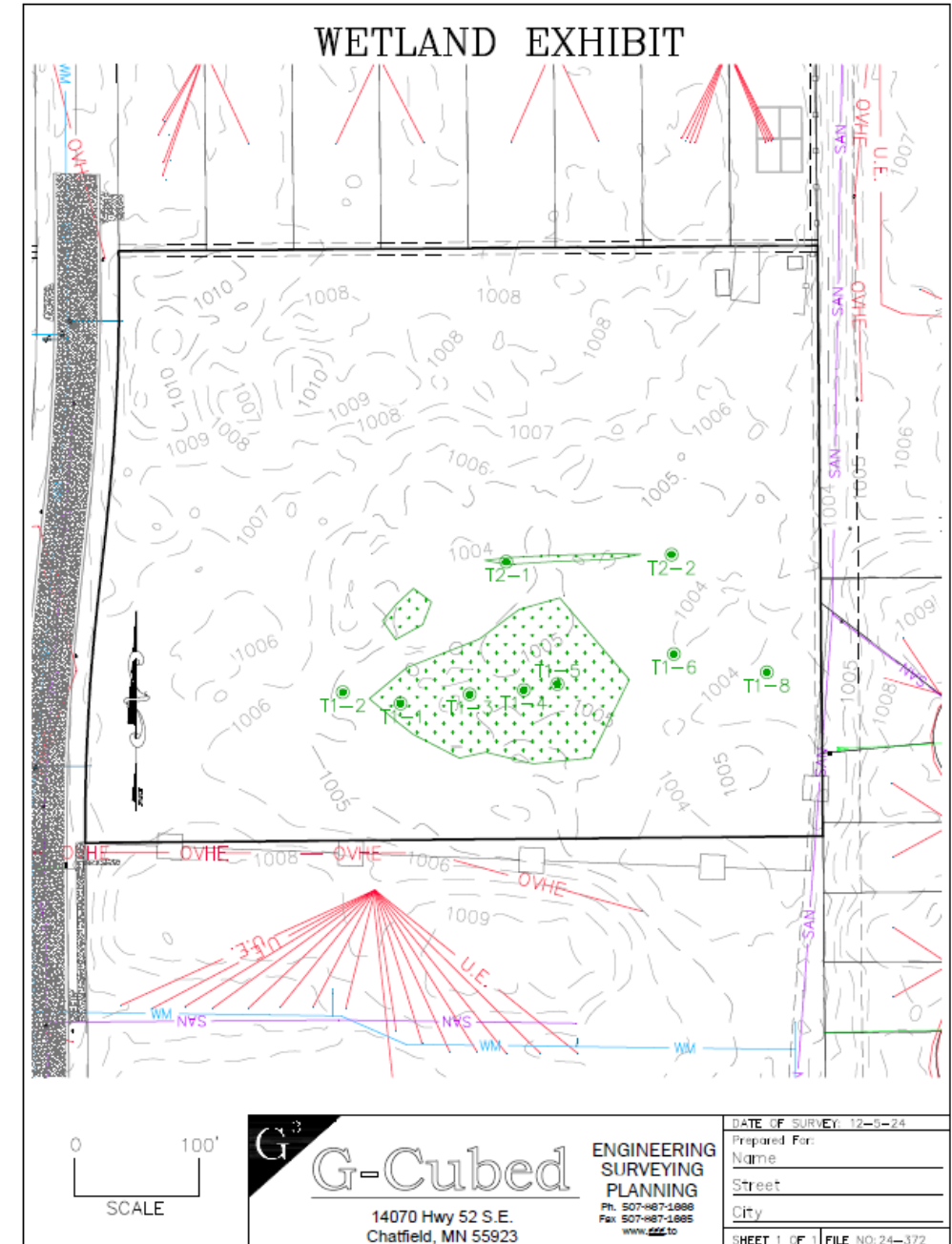
Traffic Impacts

London Brook Ponds depicts 62 dwelling units which at an average rate of 7.38 daily trips per dwelling unit results in an average increase of 458 daily trips. This value falls below the 750 minimum required for a Traffic Impact Analysis. The existing streets are designed to handle the added traffic.

Existing & Future Environmental Features

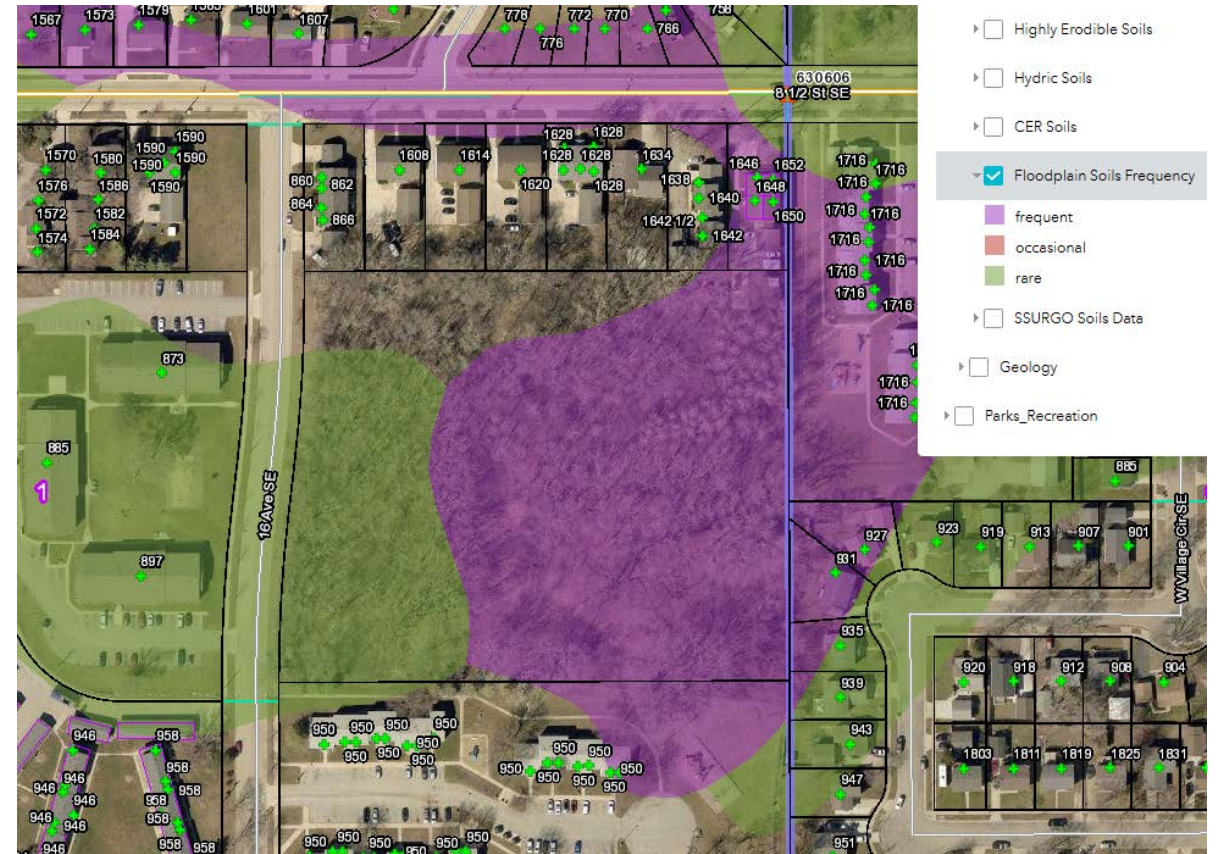
Wetlands on site have been delineated and are in the process of being mitigated through the purchase of wetland credits.

Stormwater management will be implemented to ensure the development meets City and State requirements.



Flood Potential

The property is Zone X on FEMA FIRM Panel 27109C0164F. Zone X are areas of low to moderate chance of flooding typically considered outside the "100-year floodplain". Based on soil mapping, portions of the property fall within the Floodplain Overlay. The buildings will all be slab on grade and elevated to ensure they are not subject to potential localized flooding. A Floodplain Development Permit will be submitted for review with the grading plan.



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).