

Lowertown Housing Development

By ISG & Stack Development (stackmn.com)

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Overview

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

Introduction

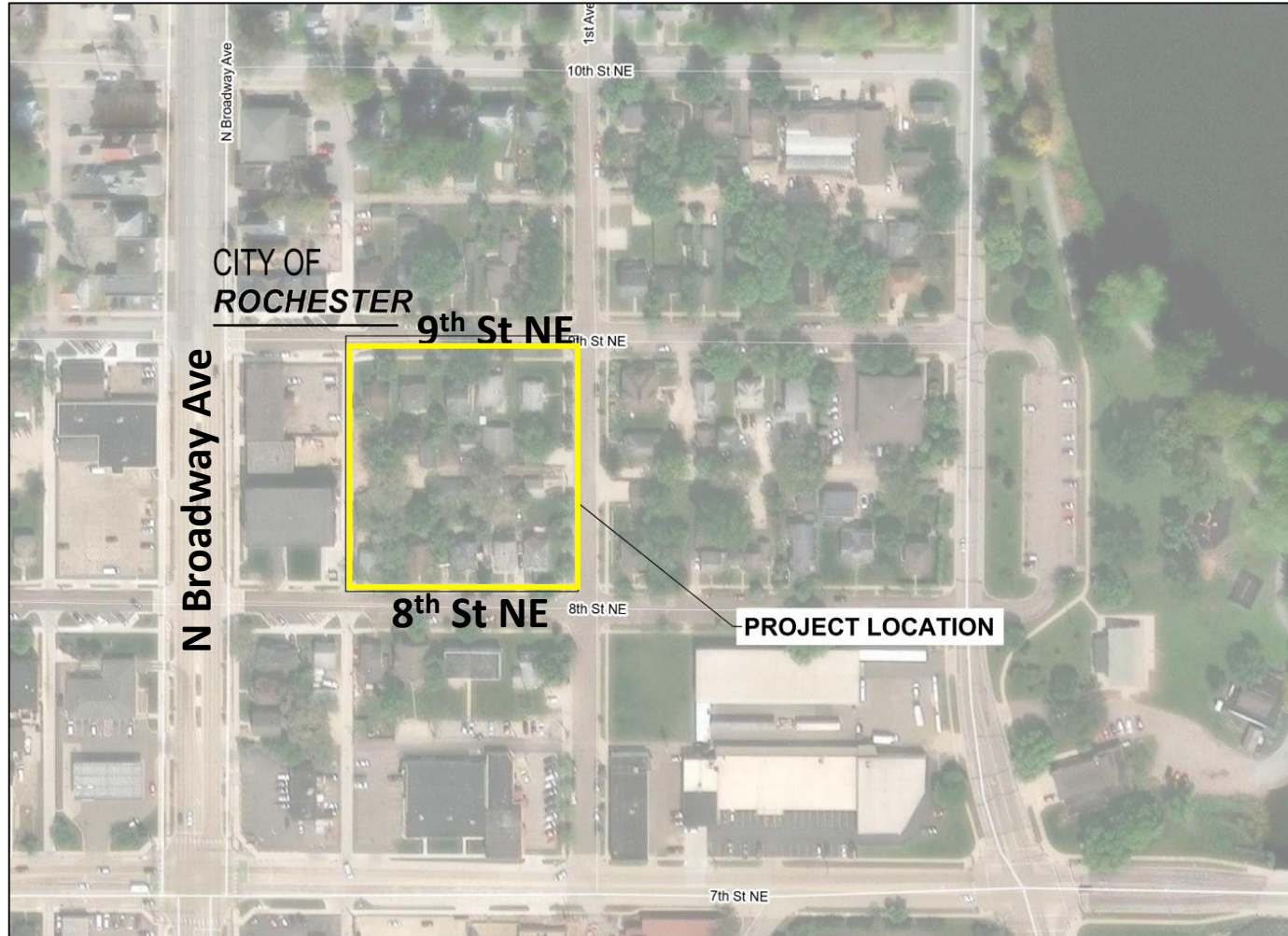
ISG Team

- Joey Wendinger – Project Manager
- Kris Roppe – Civil Engineer
- Adam Voth – Architect
- Andrea Rand – Development Services Coordinator

Development Team

- Dirk Erickson
- Kristina Larson
- Sam Lingen
- John Pristash

Project Location



About our Project

APARTMENT BUILDING

- ~ 132 Units
 - Mix of Walk-Up, Studio, 1-Bedroom & 2-Bedroom
- Underground & Surface Parking
- Community Rooms & Exercise Facility

TOWNHOMES

- 4-10 Units (2 Separate structures)
- Attached Garages

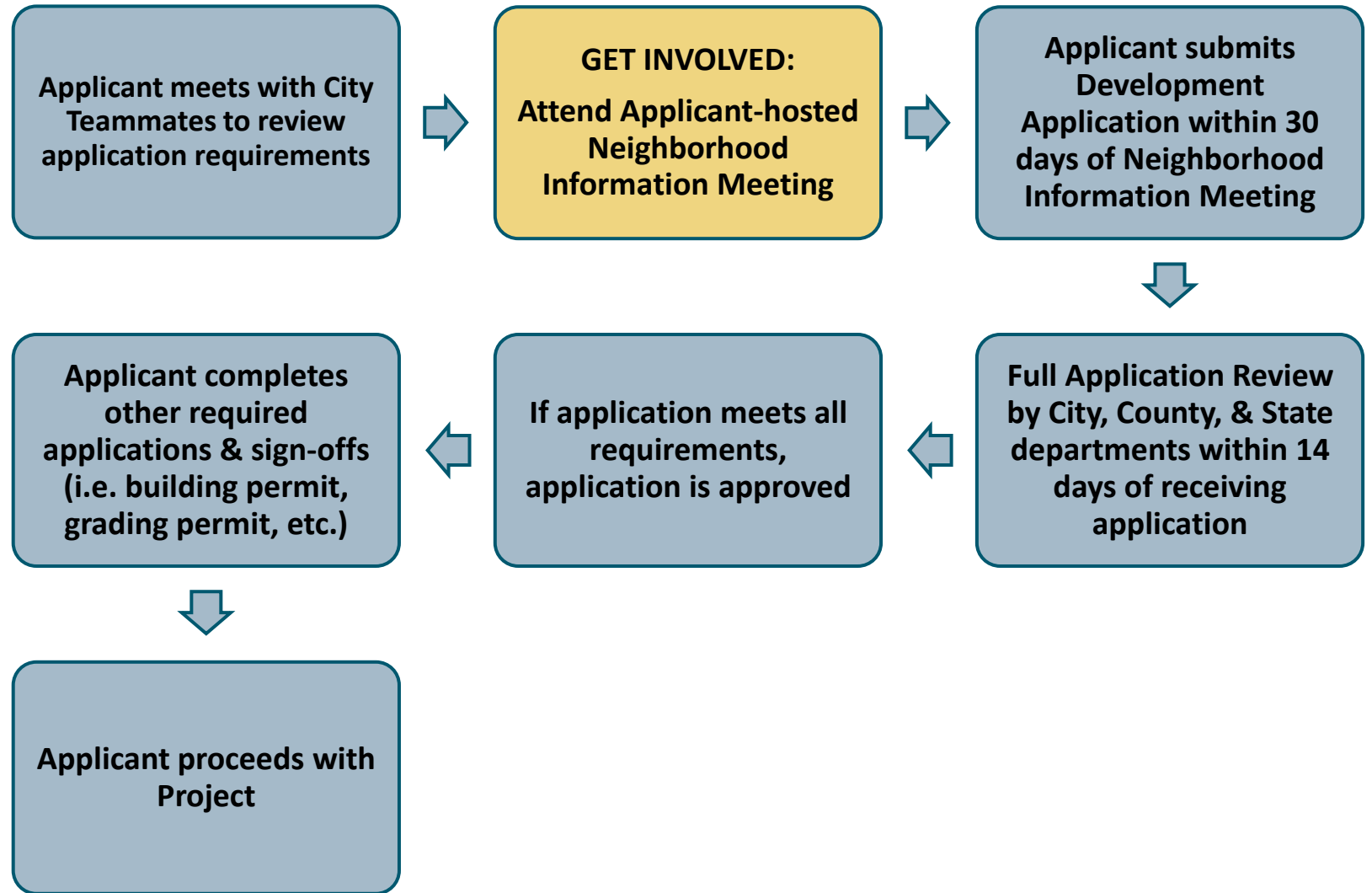
The Application Process

Completed

- Pre-Development City Meeting
- Traffic Impact Report Determination

Applications

- ROW Vacation
- Site Development Plan
- Final Plat
- Site/Building Permits



Site Plan

APARTMENT BUILDING

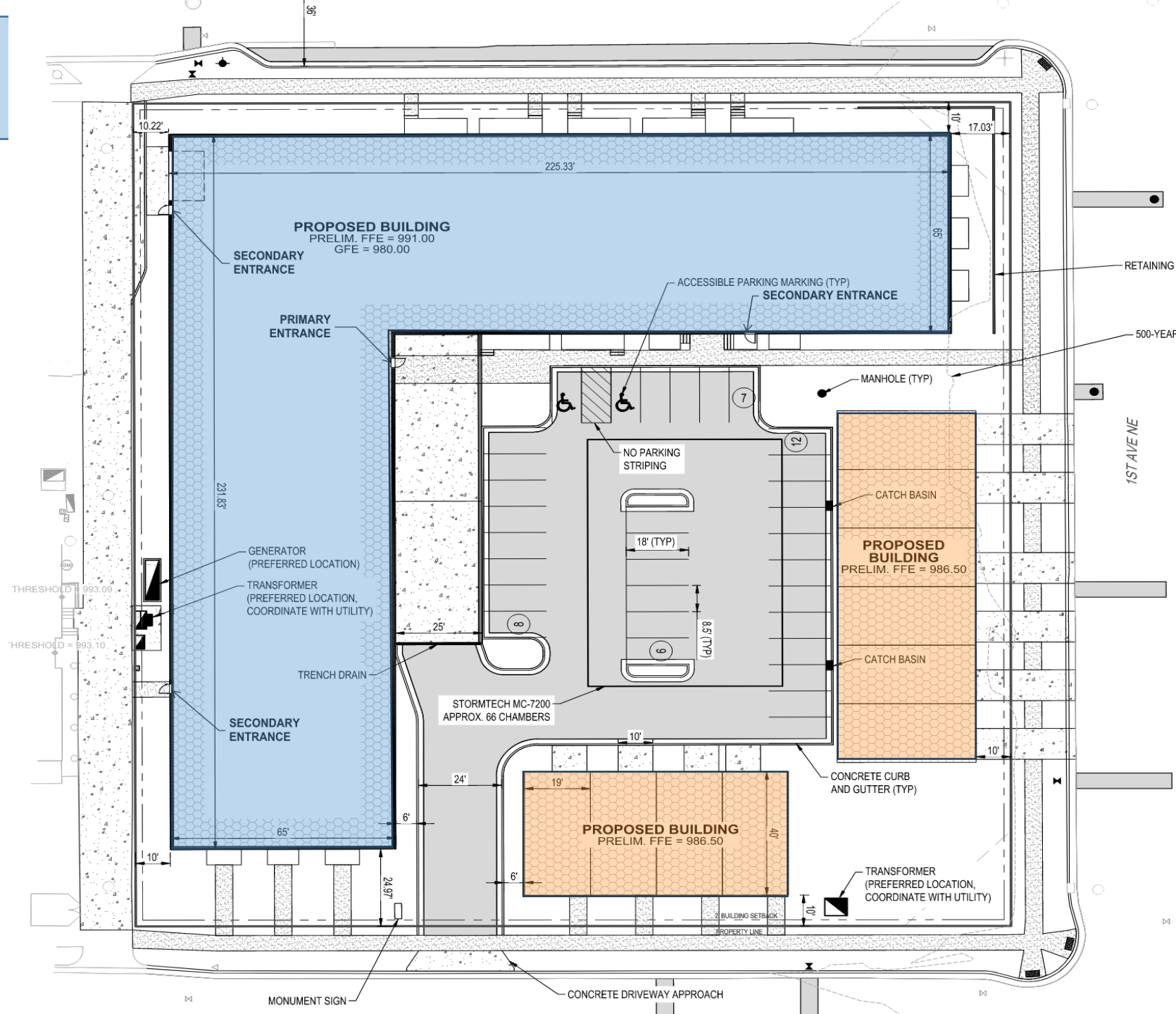
- 132 Units
- 5 – Stories
- Underground + Surface Parking

TOWNHOMES

- 4-10 Units
- 3-Stories
- Attached Garage parking

OVERALL SITE

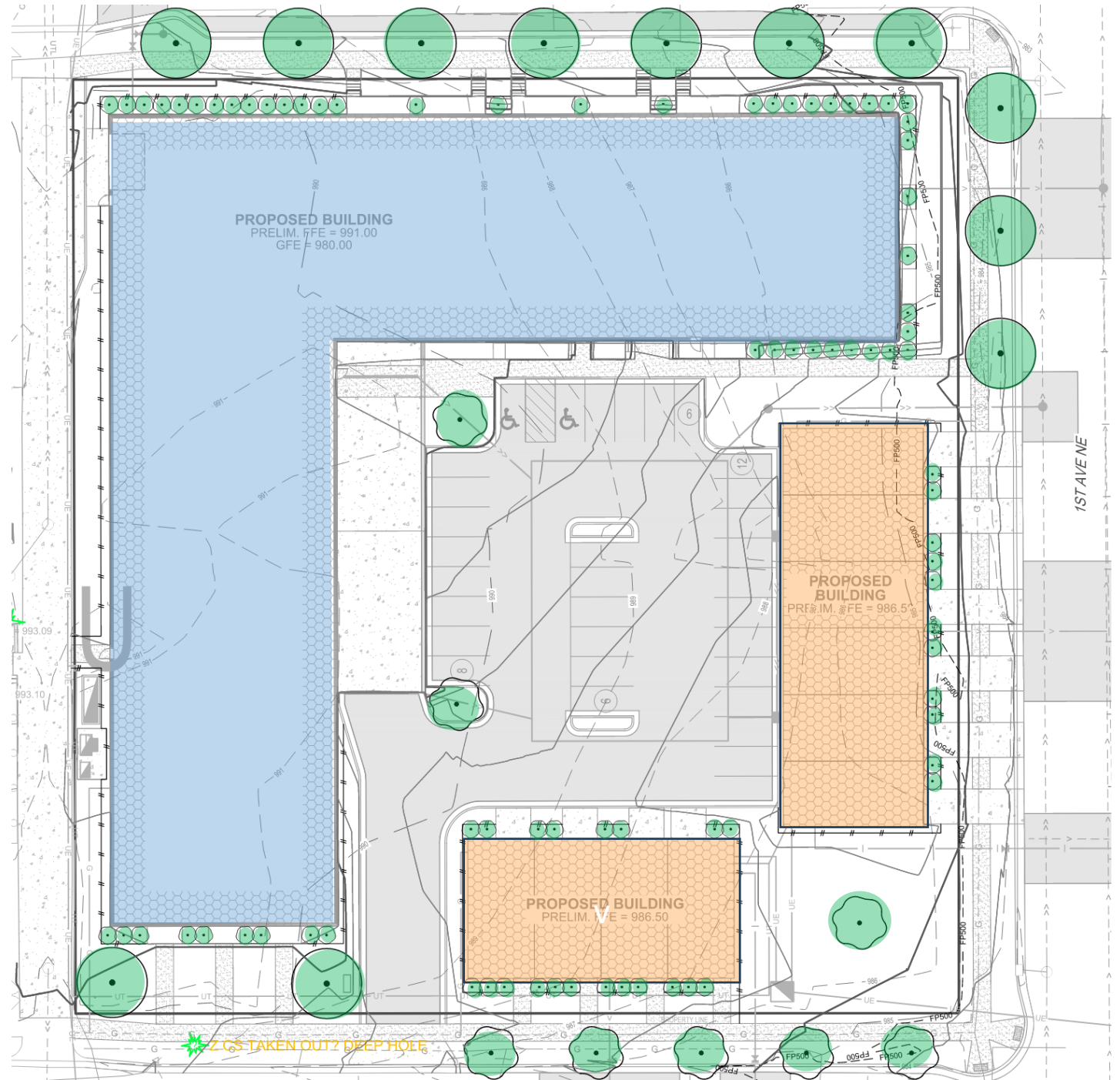
- 2.2 FAR
- 20 % Open space
- 73 parking spaces required, 109 provided



Landscape Plan

Compliance with City Code:

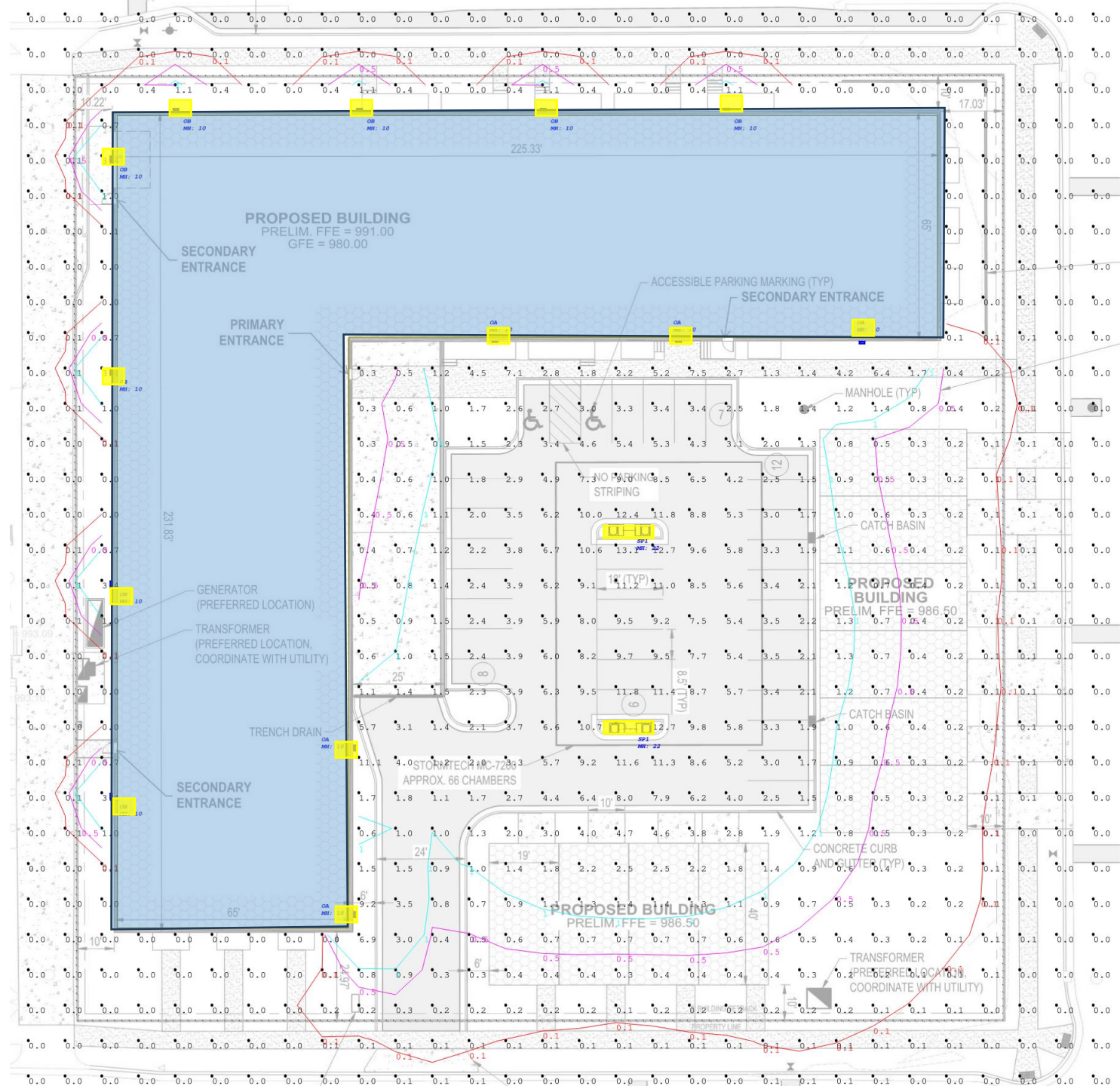
- Street Trees
- Shrubs
- Grass
- Open Space



Photometric Plan

Compliance with City Code:

- Max 1.0 foot candles at property



Building Elevations



Building Elevations



Building Elevations



Traffic Impacts

Traffic Impact Report Determination

- Trip Generation Memo reviewed by city
- No further traffic studies required
- No changes required to the street network

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).