

Flowing Brook Valley

Presentation by Mark Welch / G-Cubed Inc. on behalf of
David McGee of Build Wealth MN Inc.

Tuesday March 4th, 2025

5:00 pm

Overview

- Introductions
- About our Project
- The Application Process
- Exhibits:
 - Existing Zoning District
 - Proposed Street Layout and Unit Densities
 - Future Project Details
- Traffic Impacts
- Existing & Future Environmental Features
- Q&A

Introduction

Mark Welch – P.E., G-Cubed Engineering

- Senior Vice President – Civil Division Chief

David McGee – Build Wealth MN Inc.

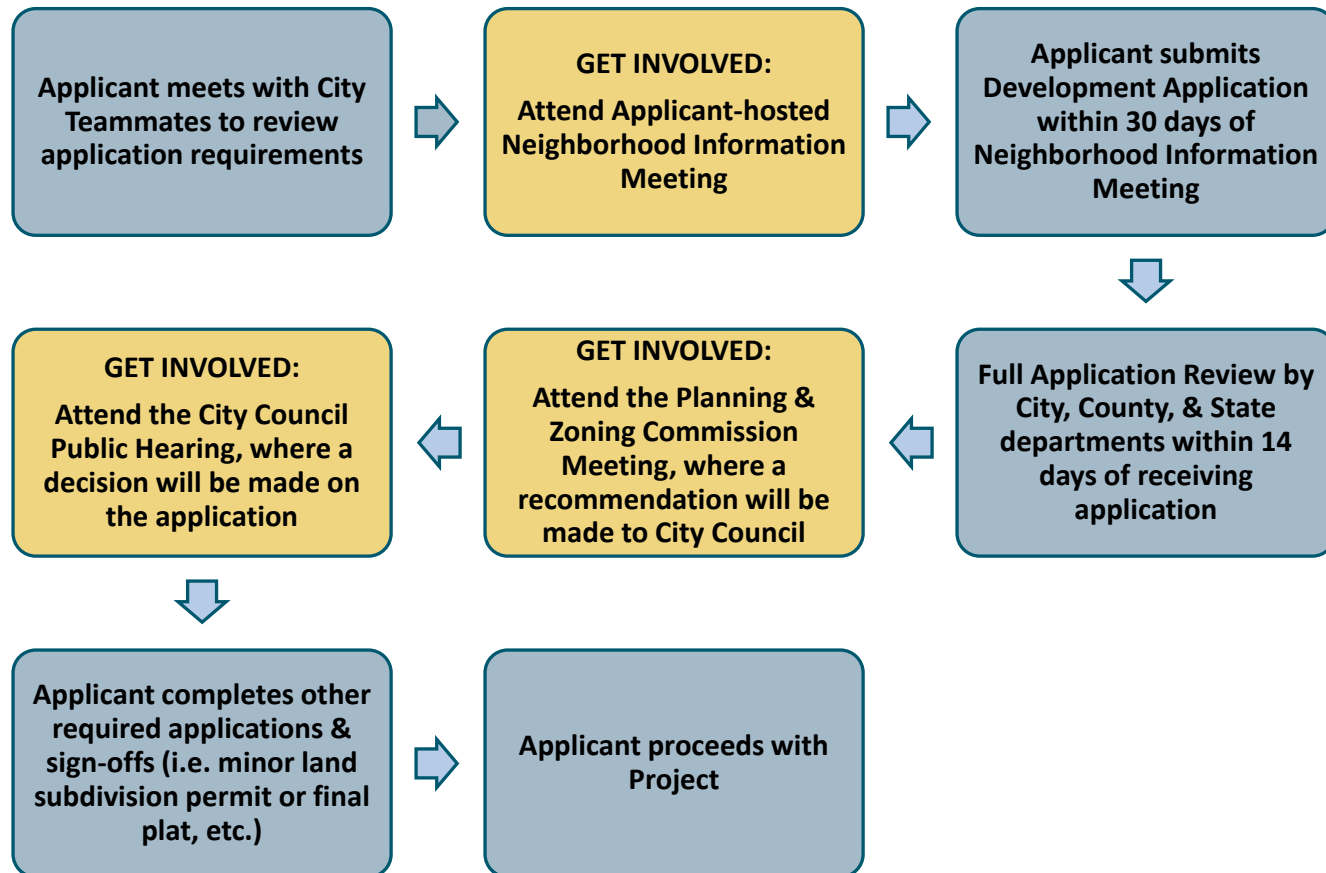
- Owner

About our Project

Location: West of Pepsi and north of Willowridge Manufactured Home Park. Stubbed streets into the property include Sedge Meadow Circle SW from the East, Willow Ridge Drive SW and 7th Avenue SW from the South.

Proposal: Construction of a public street connecting Willow Ridge Drive SW and Sedge Meadow Circle SW. Land Development will include an apartment building, a Community Center, 11 duplex buildings, and 4 triplex buildings for a total of 34 units and associated parking, drives, and private streets.

The Application Process



Existing Zoning District

Zoned: R-2 (Low Density Small Lot)

Residential Uses:

Dwelling, Twin-Home

Dwelling, Attached

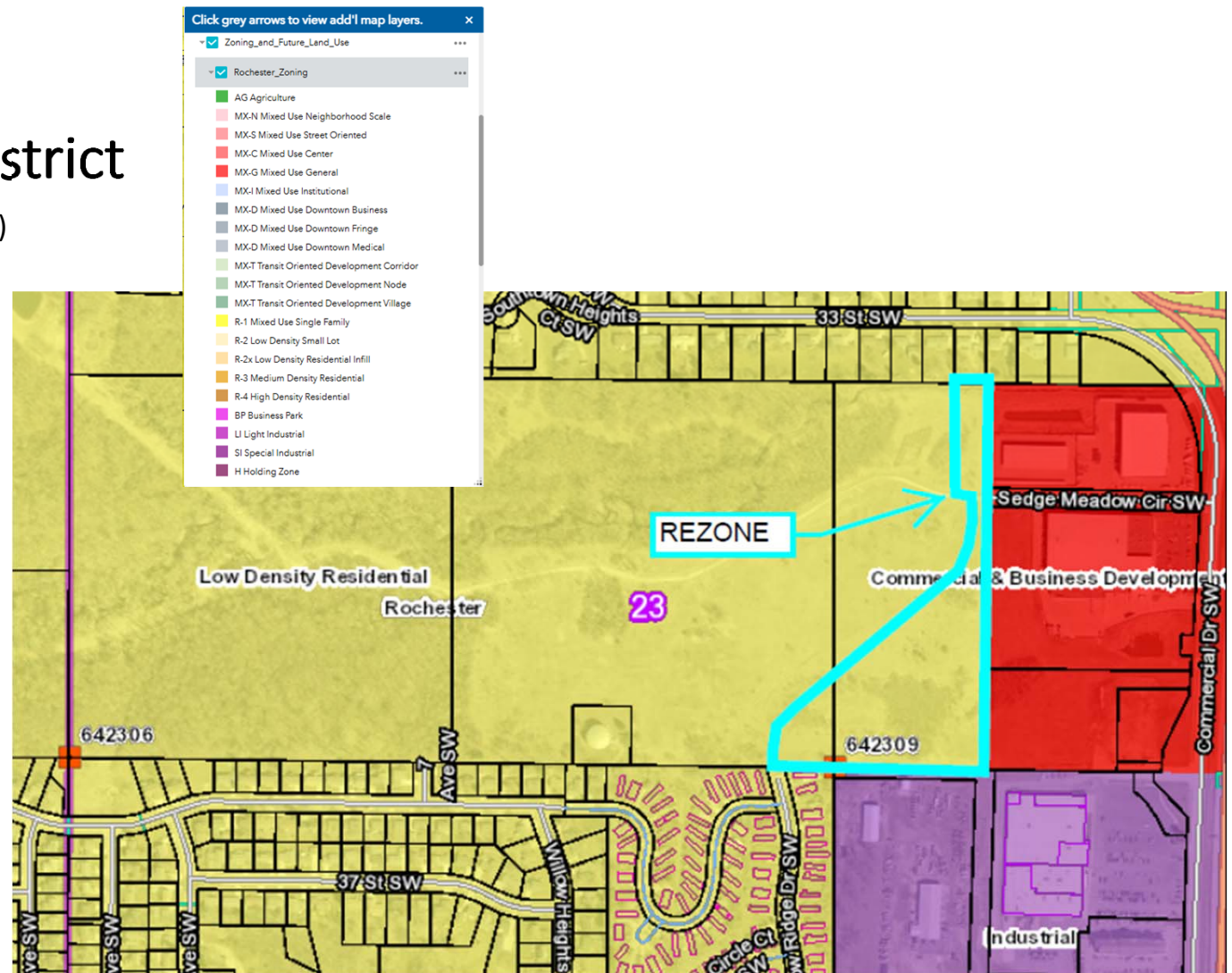
Dwelling, Duplex, Same Lot

Dwelling, Triplex

Zoned: R-3 (Medium Density)

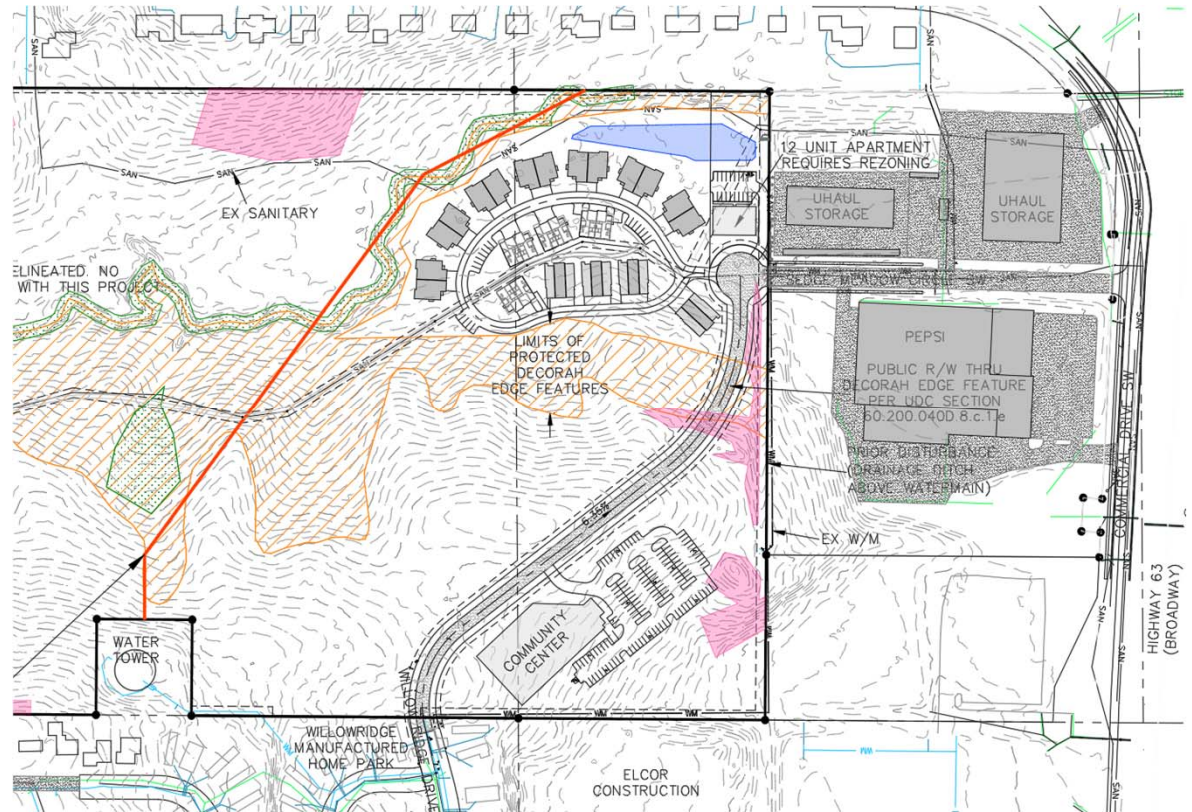
Dwelling, Multifamily

Community Center



Proposed Street Layout & Unit Densities

Construction of a public street connecting Willow Ridge Drive SW and Sedge Meadow Circle SW. Land Development will include Twinhome Units, Triplex Units, an apartment building requiring rezone, and a Community Center and associated parking and drives.





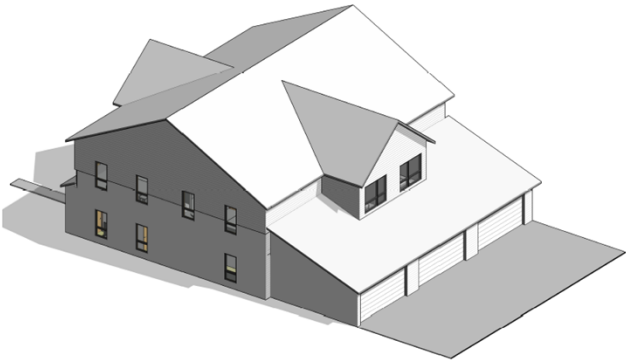
Housing Types

12 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.

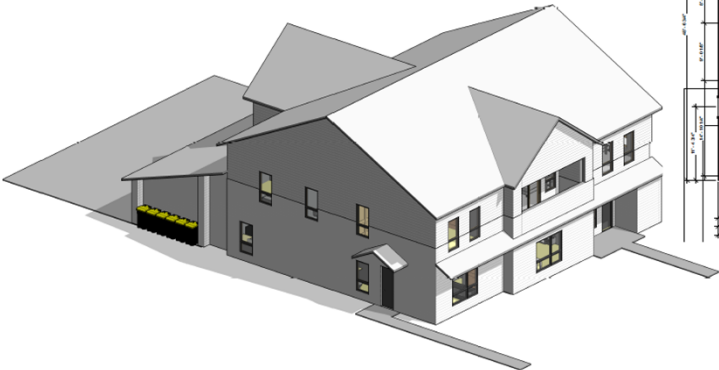
22 Twin Home Units: The twin home units will offer an attractive housing option for smaller families, couples, or individuals who prefer a detached living space with a shared wall. These homes will provide a balance of privacy and community, with larger living spaces compared to the tri-plex units while 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



OPTION B - 3D MASSING 2



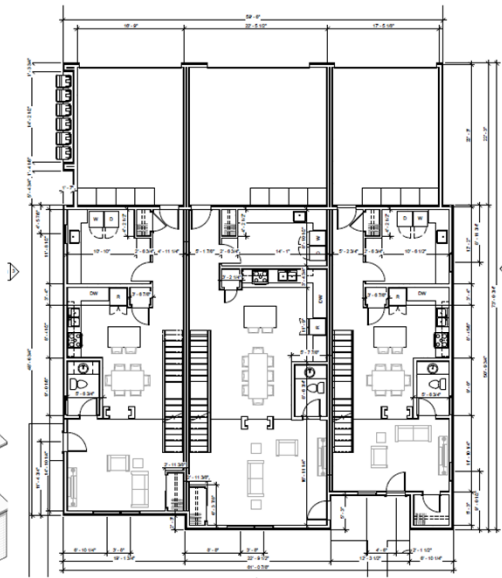
OPTION B - 3D MASSING 1



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



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



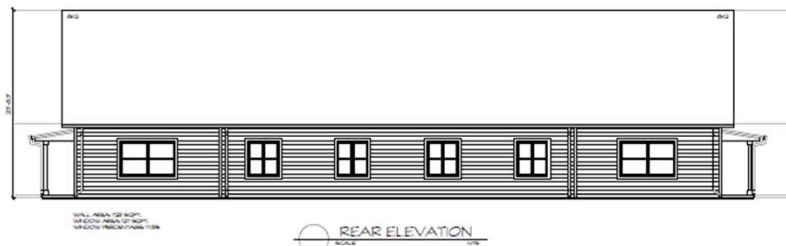
OPTION B - SIDE ELEVATION 1
3/16" = 1'-0"



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

Du-Plex

Building Elevation



12 - Unit Apartment Building Elevation



1 ELEVATION #1
1/8" = 1'-0"



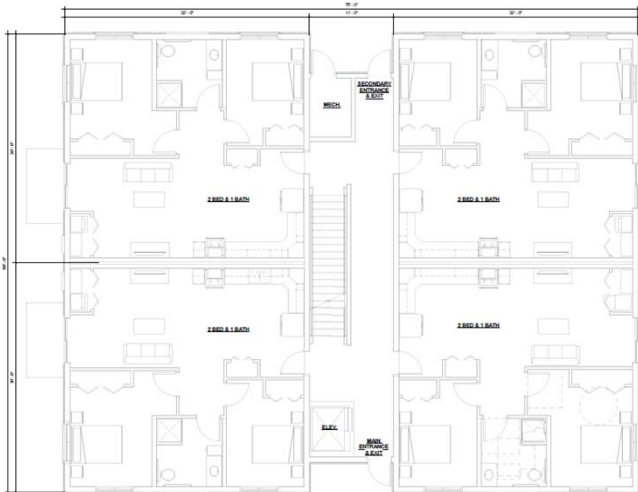
2 ELEVATION #2
1/8" = 1'-0"



3 ELEVATION #3
1/8" = 1'-0"



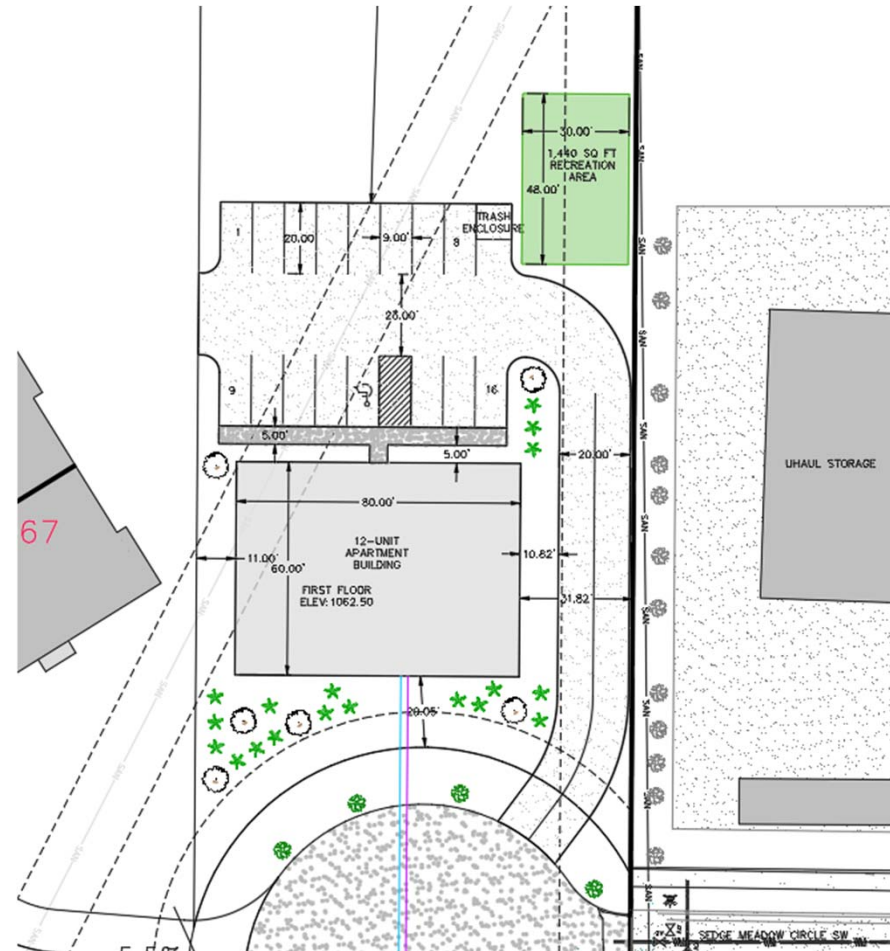
4 ELEVATION #4
1/8" = 1'-0"



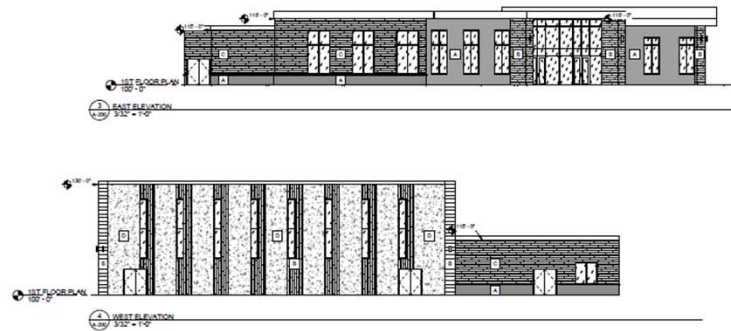
1 UNIT - FIRST FLOOR
1/8" = 1'-0"

Site & Landscape Plan

- Rezoned: R-3 (Medium Density Residential)
- 4 Boulevard Trees Required
- For R-3 zoning, there is a minimum standard of 1 understory tree and 3 deciduous or evergreen shrubs of minimum 3-foot-height for every 30 linear feet of lot frontage, planted at least 3 feet apart on center. Minimum plant sizes per Table 400.06-2 will need to be adhered to. The Preliminary Landscape Plan takes into account locations where plantings are undesirable due to easements, sight lines or safety reasons.
- 6 understory and 18 deciduous or evergreen shrubs required



Community Center Building Elevation

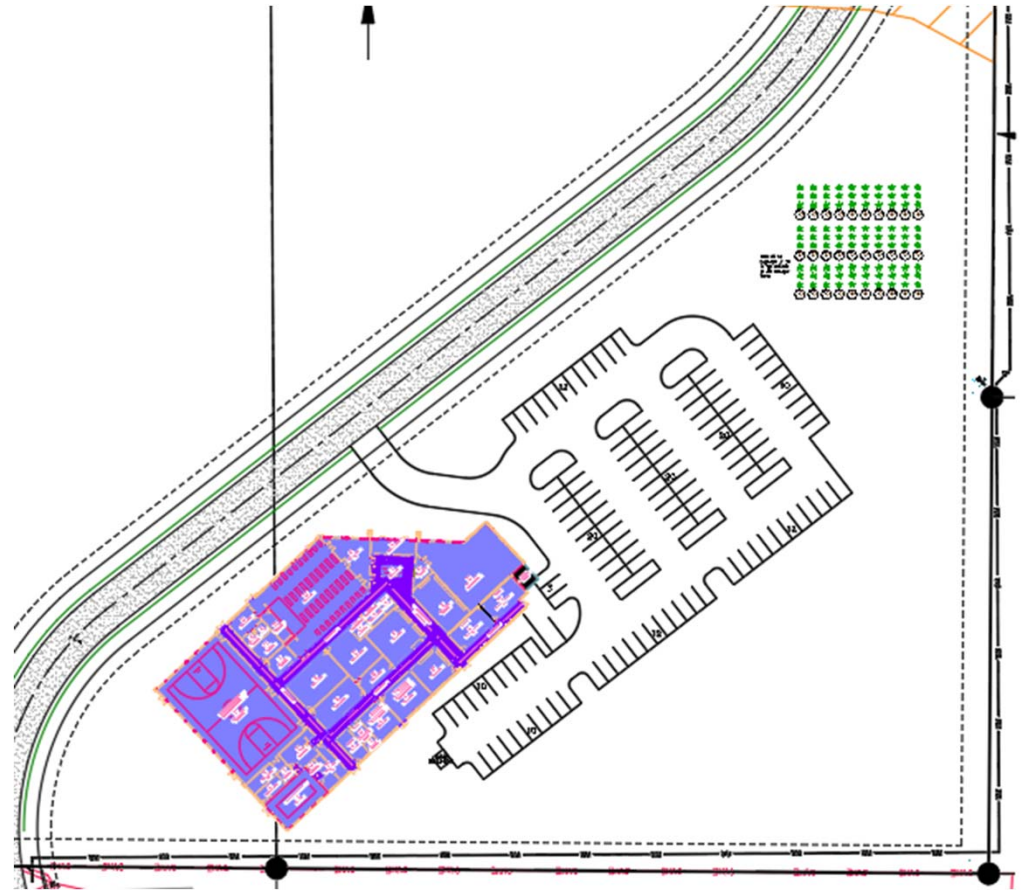


Community Center Renderings

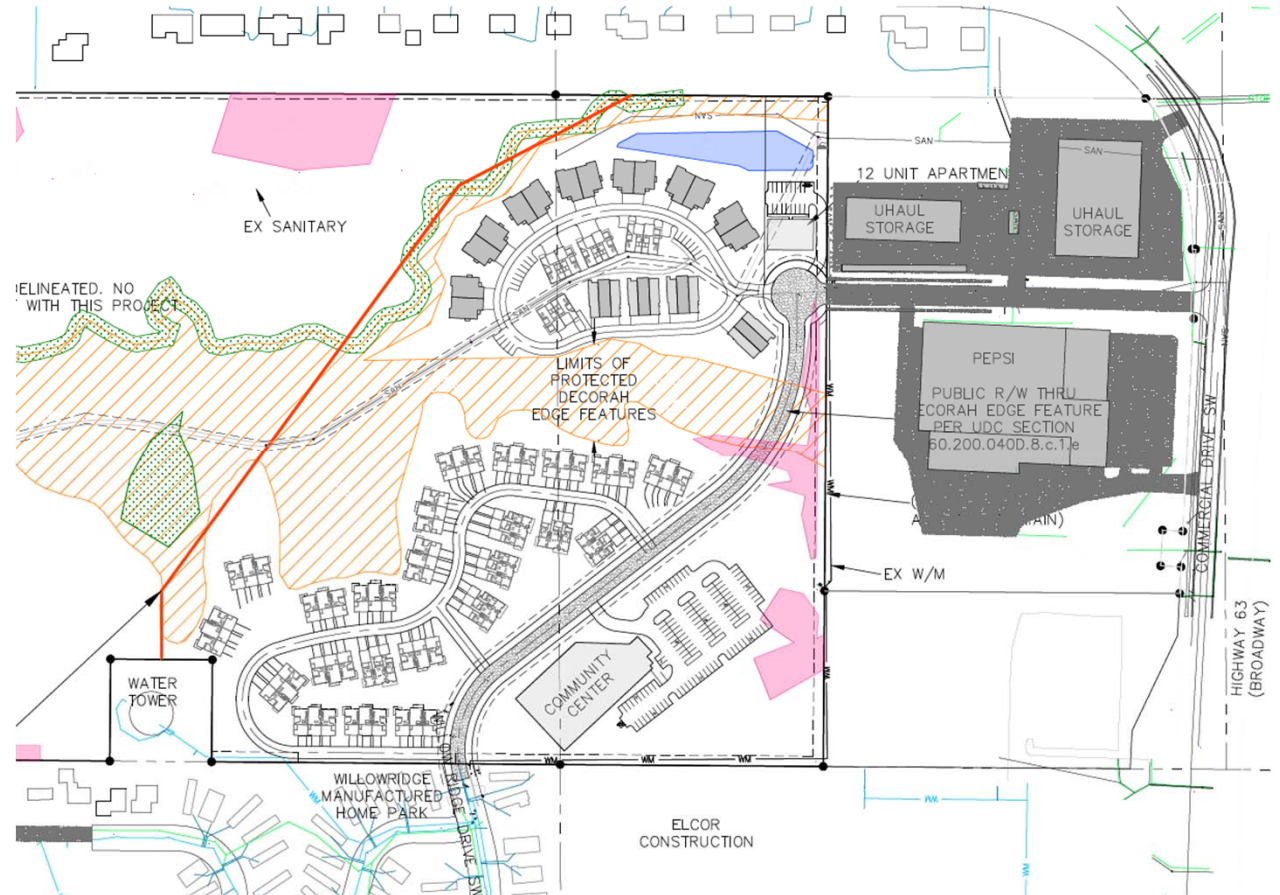


Site & Landscape Plan

- Rezoned: R-3 (Medium Density Residential)
- 18 Boulevard Trees Required
- For R-3 zoning, there is a minimum standard of 1 understory tree and 3 deciduous or evergreen shrubs of minimum 3-foot-height for every 30 linear feet of lot frontage, planted at least 3 feet apart on center. Minimum plant sizes per Table 400.06-2 will need to be adhered to. The Preliminary Landscape Plan takes into account locations where plantings are undesirable due to easements, sight lines or safety reasons.
- 30 understory and 90 deciduous or evergreen shrubs required



Future development of the project will include approximately 23 triplex buildings for a total of 69 units. Layout and configuration is subject to change.



Traffic Impacts

- This development will generate approximately 1,230 total weekday trips.

Trip generation estimates are:

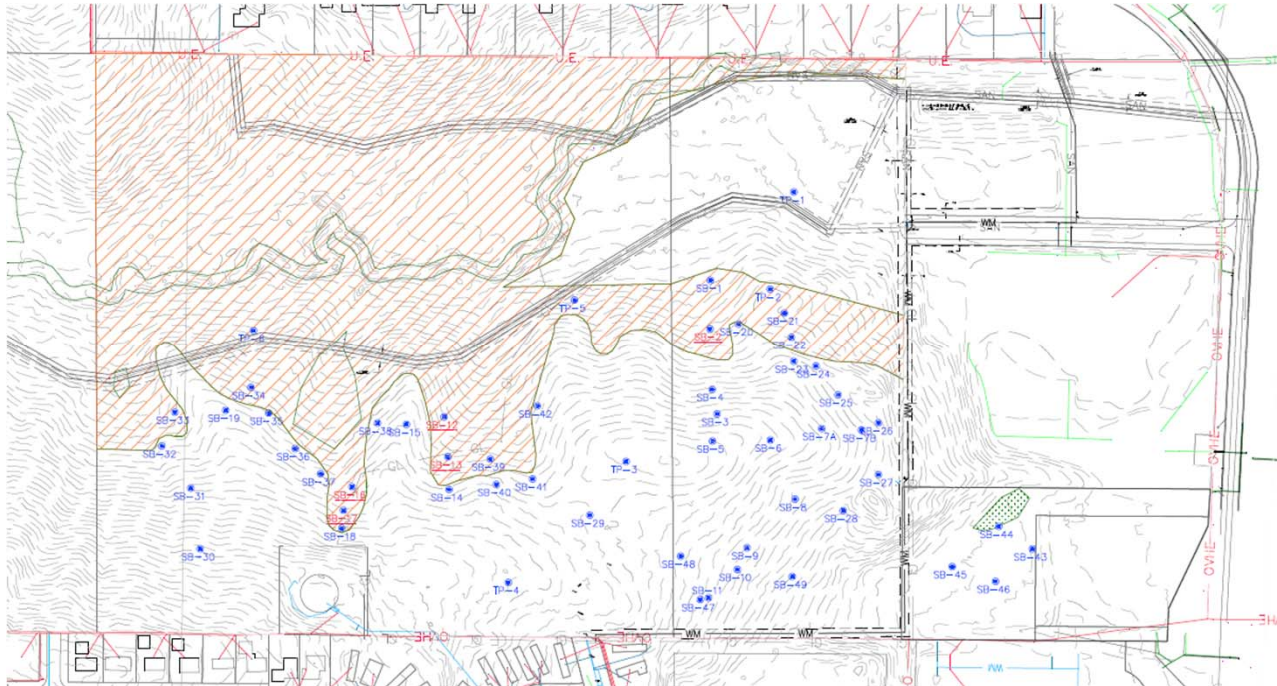
11 units of multifamily low-rise residential = 4 AM peak hour trips, 6 PM peak hour trips, and 74 total weekday trips.

105 units of single family attached = 50 AM peak hour trips, 60 PM peak hour trips, and 756 total weekday trips.

31,355 SF Rec Center with 154 parking spaces = 60 AM peak hour trips, 78 PM peak hour trips, and 904 total weekday trips.

Existing & Future Environmental Features

Property has wetland and Decorah Edge Features depicted below.



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).