

The Klimt Apartments

DT ROCH MF,
LLC

04/23/2025



Overview

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

Introduction

Brenda Quaye is a 25 Year Veteran of Development in Rochester and Founder of the Female-Owned firm DT Roch MF, LLC

Owner DT Roch MF, LLC
7803 Glenroy Rd
Minneapolis, MN 90401

Architect DJR Architecture
333 Washington Ave N
Union Plaza – Suite 210
Minneapolis, MN 55401

Civil / Landscape Architect
Short Elliot Hendrickson
3428 Lakeridge Place NW, Suite 100
Rochester MN 55901

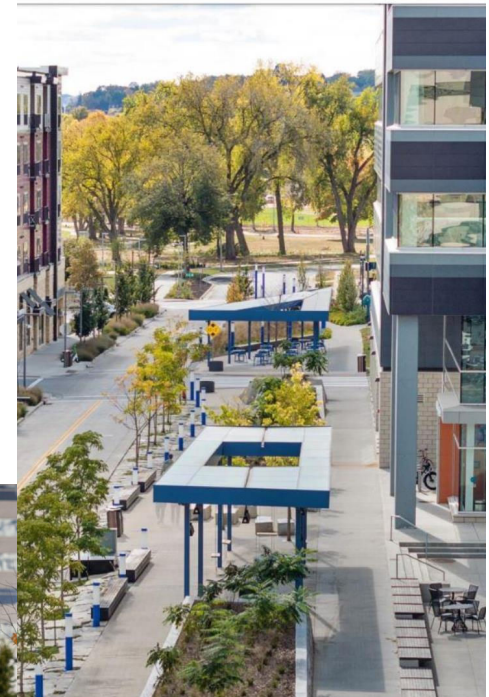


Discovery Walk

Discovery Walk is a linear parkway along 2nd Avenue SW in downtown Rochester that will serve pedestrians as well as vehicle access.

Discovery Walk will connect Heart of the City to Soldier's Field Park and serve as an extension of the Heart of the City public realm project. It will create a high-amenity pedestrian experience while also maintaining flexibility for bike and vehicular access, civic events, and future development.

- Feel like a park
- Be flexible for access + events
- Promote health + wellness + innovation
- Connect Soldiers Field, Heart of the City, Mayo Clinic, and 2nd Street
- Provide a unique program + experience
- Be accessible and inclusive to everyone
- Support future development



About our Project

DT ROCH MF, LLC is please to introduce you to this new work-force housing project for the site located at the corner of 2nd Avenue SW and 5th Street SW. The site is currently occupied by 3 single family homes that have been labeled as blight by the City of Rochester.

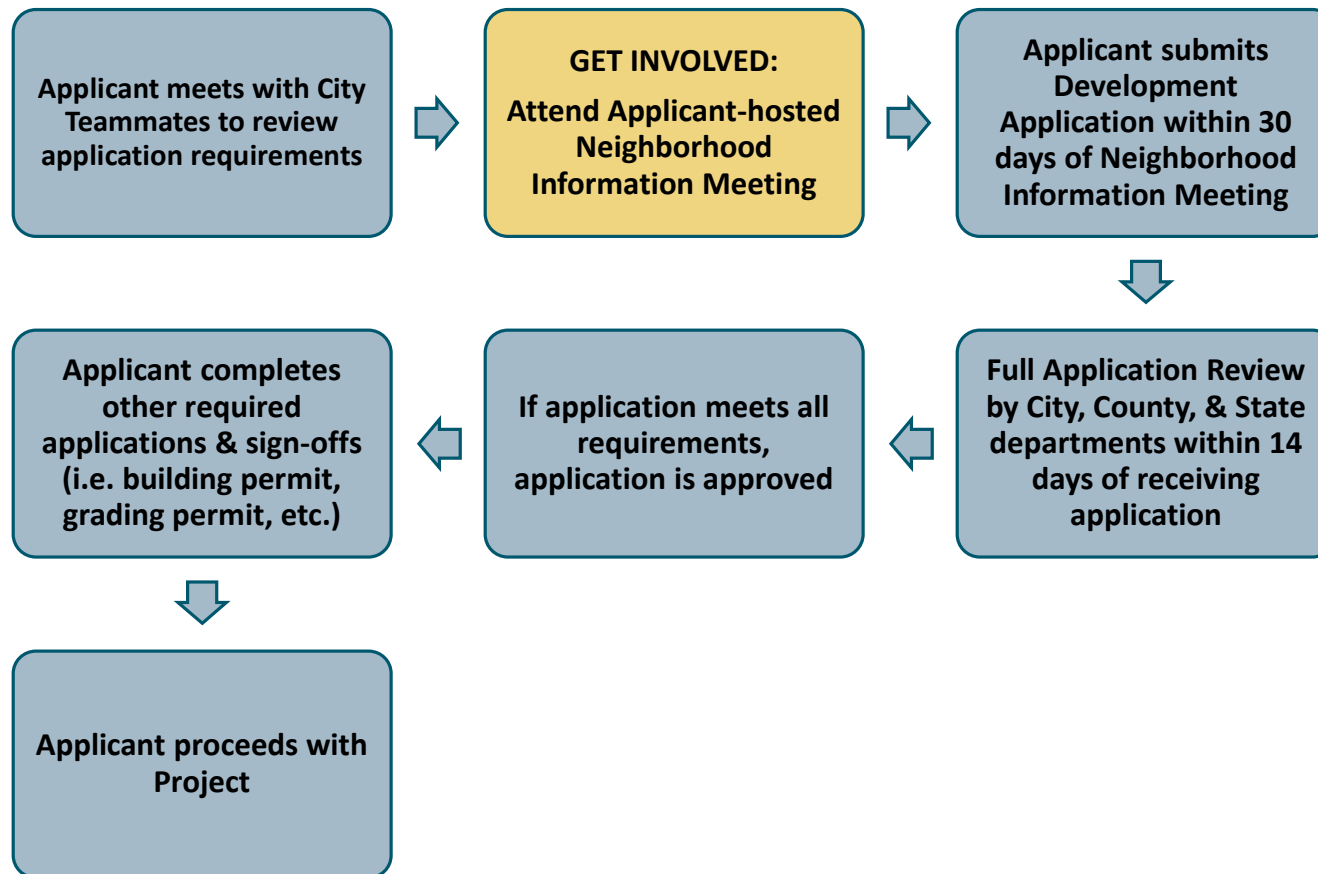
This new development will provide 99 housing units that will help with the need for work-force housing in the Rochester area. The units will range in size from studios to two-bedroom units. The project includes several amenity features in the development including a management office, bicycle storage room, fitness room, community room, club room with exterior terrace, and a welcoming lobby. There will be enclosed parking for the residents' use.

The project team is exploring a variety of green initiative and sustainable building features to meet the projects sustainability goals.

The Project design is inspired by the artwork of Gustave Klimt and is woven throughout the exterior materials and Interior design. "An apartment building disguised as an Art Museum."

The site is located in the Discovery Square District of downtown Rochester and directly adjacent to the Discovey Walk. The Discovery Walk boulevard directly outside our entry features a unique pedestrian experience of a covered seating area and an intensive landscaped boulevard.

The Application Process



Site Plan

Description (including height, setbacks, Floor Area Ratio (FAR), and parking).

Zoning: MX-D Mixed Use Downtown Medical

Max height: 185'-0"

Setbacks: None

FAR: None

Height

Roof Truss Bearing: 79'-10"

Top Of High Parapet: 83'-9"

Setbacks

North: 0'-4"

East: 0'-4"

South: 0'-4"

West: 9'-10" & 0'-4"

Floor Area Ratio (FAR)

4.6

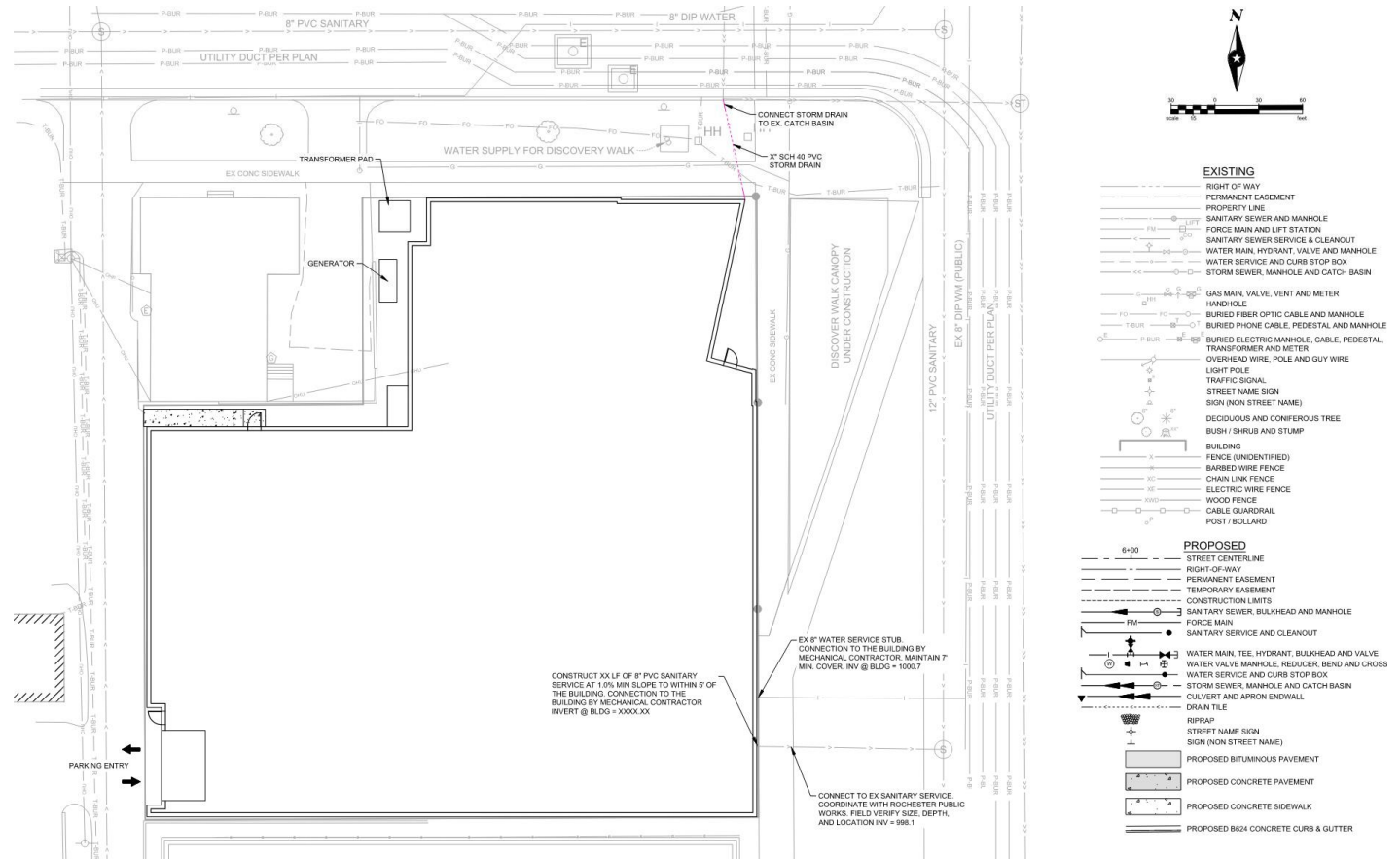
PARKING

Standard: 75

Tandem: 2

ADA: 2

Total: 79 Parking Stalls



Floor Plans

Description (including height, setbacks, Floor Area Ratio (FAR), and parking).

Zoning: MX-D Mixed Use Downtown Medical

Max height: 185'-0"

Setbacks: None

FAR: None

Height

Roof Truss Bearing: 79'-10"

Top Of High Parapet: 83'-9"

Setbacks

North: 0'-4"

East: 0'-4"

South: 0'-4"

West: 9'-10" & 0'-4"

Floor Area Ratio (FAR)

4.6

PARKING

Standard: 75

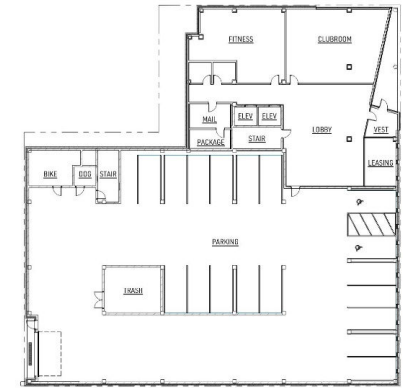
Tandem: 2

ADA: 2

Total: 79 Parking Stalls



FLOOR PLAN - LEVELS 3-4
1/16" = 1'-0"



FLOOR PLAN - LEVEL 1
1/16" = 1'-0"



FLOOR PLAN - LEVEL 7
1/16" = 1'-0"



FLOOR PLAN - LEVEL 2
1/16" = 1'-0"



FLOOR PLAN - LEVEL P1
1/16" = 1'-0"

Landscape Plan

MINIMUM LANDSCAPE AREA

REQUIREMENT:

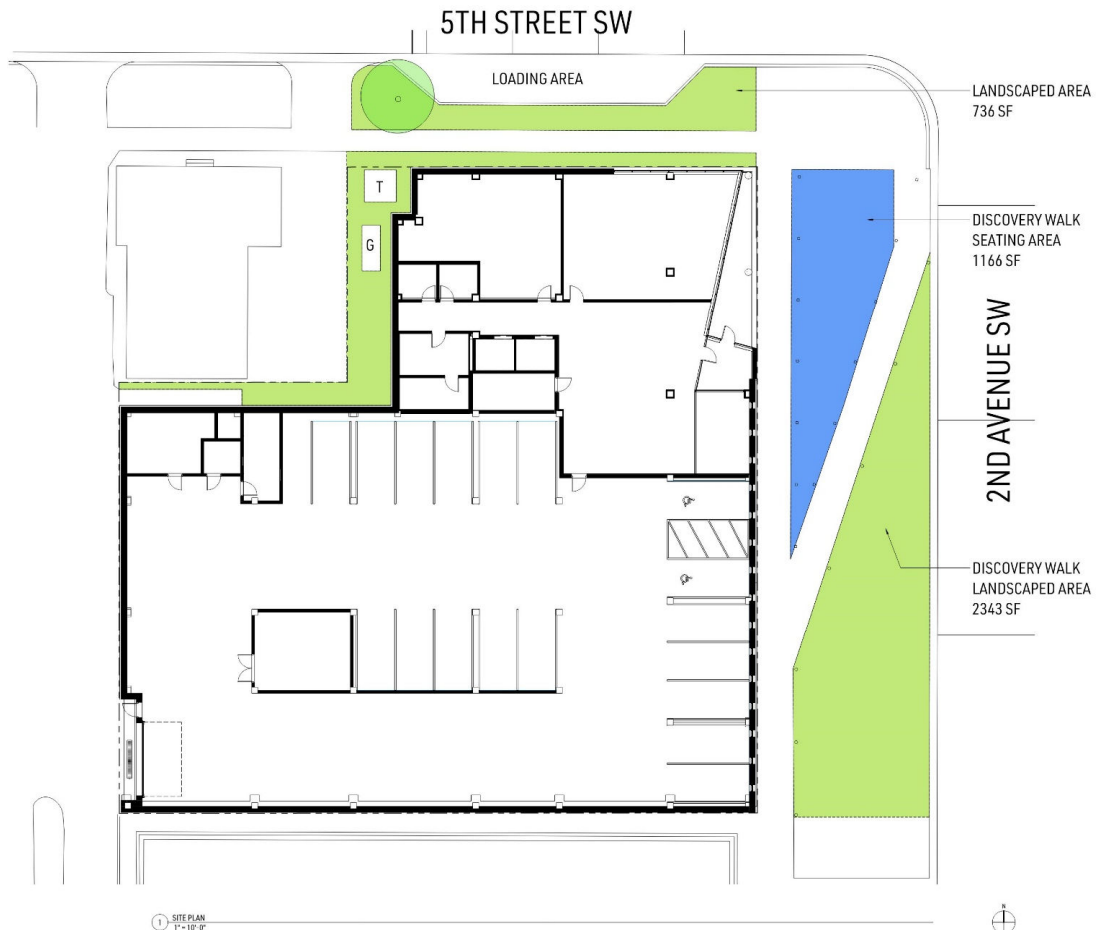
8% OF SITE (.08 X 17,494 SF) = 1,399 SF

PER TABLE 400.02-2 (MX-D medical)

PROPOSED:

ROW Landscaping = 3,079sf (17.6 %)

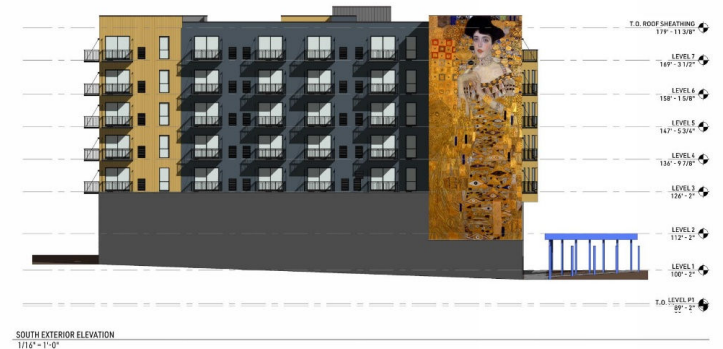
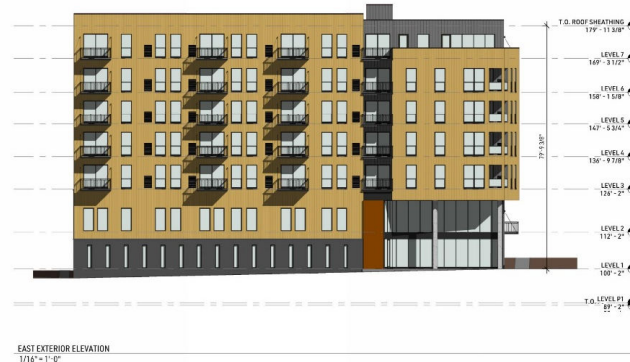
We are proposing to use land in the ROW to meet the 8% landscape requirement. The property is located in the MX-D medical zoning district which has no setback requirements and makes creating ground level landscape areas challenging. The project is directly adjacent to a prominent Discovery Walk featured structure and intensely landscaped area. Residents of this building are encouraged to utilize and energize the Discovery Walk for it's intended purpose and contribute to the vibrant streetscape.



Building Elevations

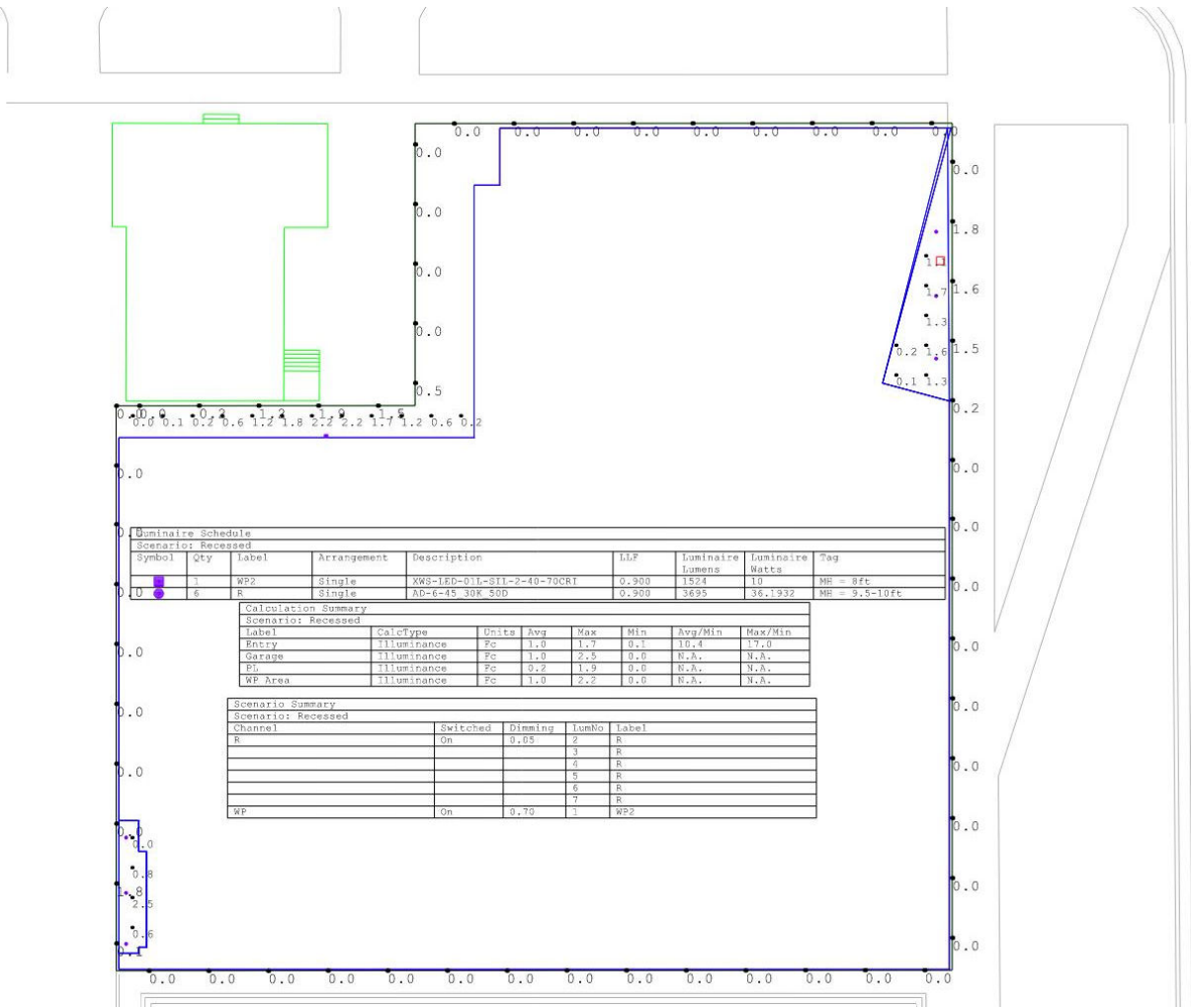
“An apartment building disguised as an art museum.”

The building exteriors are inspired by the artwork of Gustav Klimt. The Portrait of Adele Bloch-Bauer will be a 6-story mural on the southeast corner of the building. The signature colors of Klimt's artwork is carried over to the exterior materials throughout all 4 facades. The theme of “Art” is carried into the interior of the building to emulate the experience of an art museum.



Photometric Plan

This photometric plan illustrates that the building will not contribute to any light pollution outside of the property lines.



Traffic Impacts

A Trip Generation Review for the project site has been completed and determined that none of the thresholds are met for requiring a Traffic Impact Report for this site. The trips estimated for the site are not anticipated to have any perceivable impacts on traffic operations on the public roadways and intersections surrounding the development.

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).