

THE AMERICAN COOPERATIVE SITE DEVELOPMENT PLAN NIM

GRAMERCY COMPANIES
WSE MASSEY ENGINEERING & SURVEYING
NOVEMBER 25TH, 2025



**THE AMERICAN
COOPERATIVE**

COOPERATIVE LIVING DESIGNED FOR MEMBERS 62+

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OVERVIEW

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

INTRODUCTIONS

- Applicant
- Gramercy Companies, Kathleen & Mick
- Consultant
- Engineer: WSE Massey Engineering, Ryan & Bill
- Architect: Kaas Wilson Architects, Karissa & Mindy
- Property Owner
- Anthony Properties

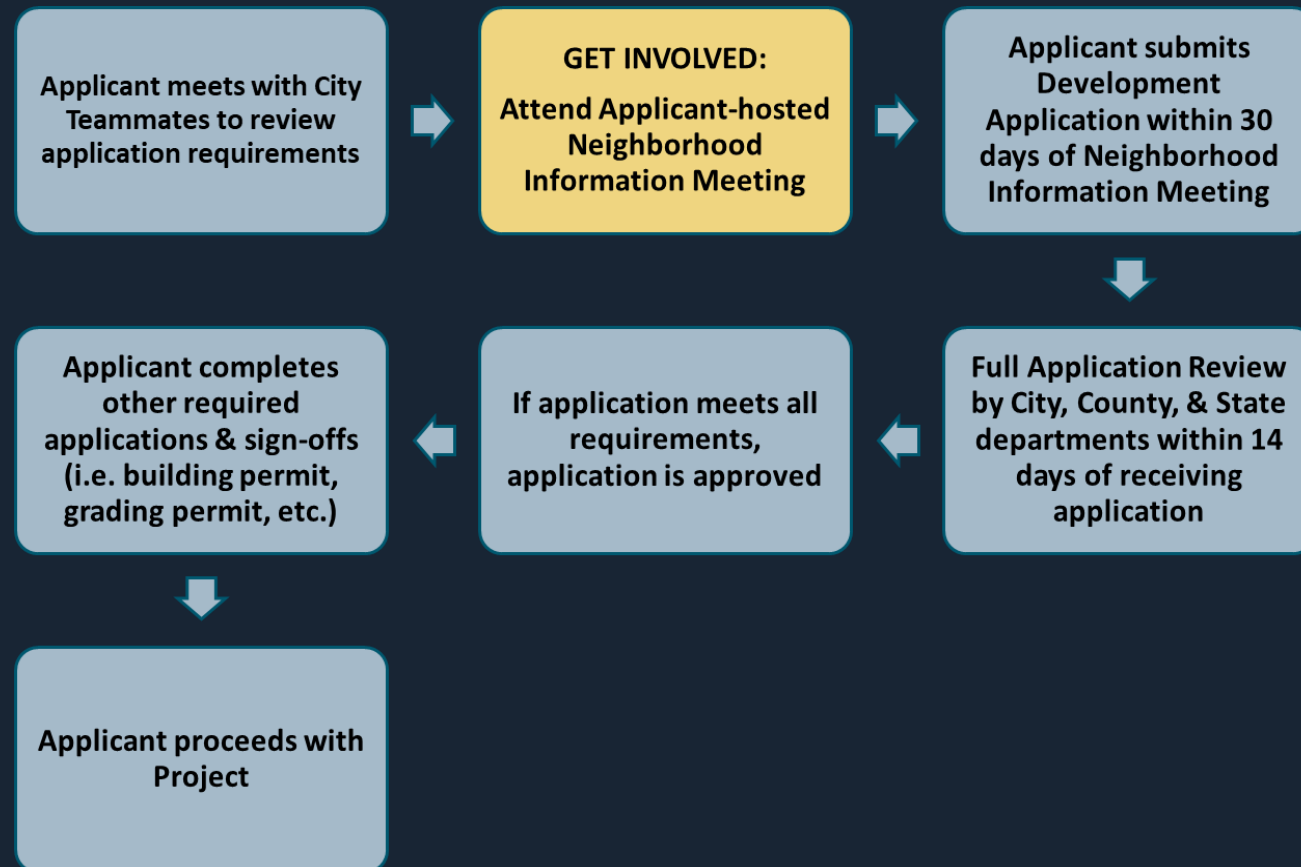
THE PROJECT

The American Cooperative of Rochester

- 95-unit cooperative housing project
- 5 story building with underground parking
- On-site amenities

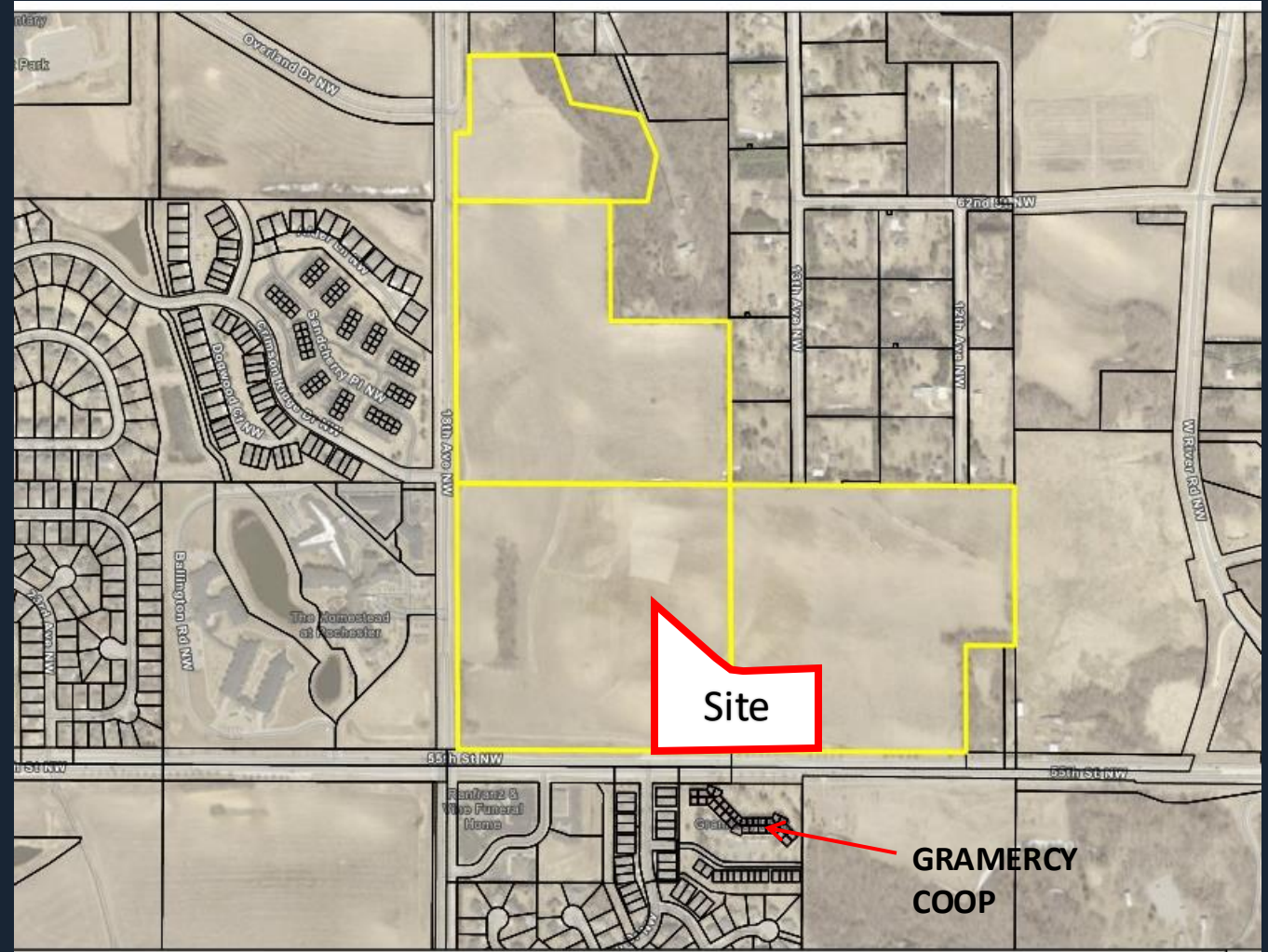


THE APPLICATION PROCESS



MAP

- NE Corner of 55th St NW & 18th Ave NW
- Gramercy = 5 acres
- Overall Development = 115 acres
- Currently Ag land
- Adjacent to commercial, medium density residential, and recently upgraded roadways



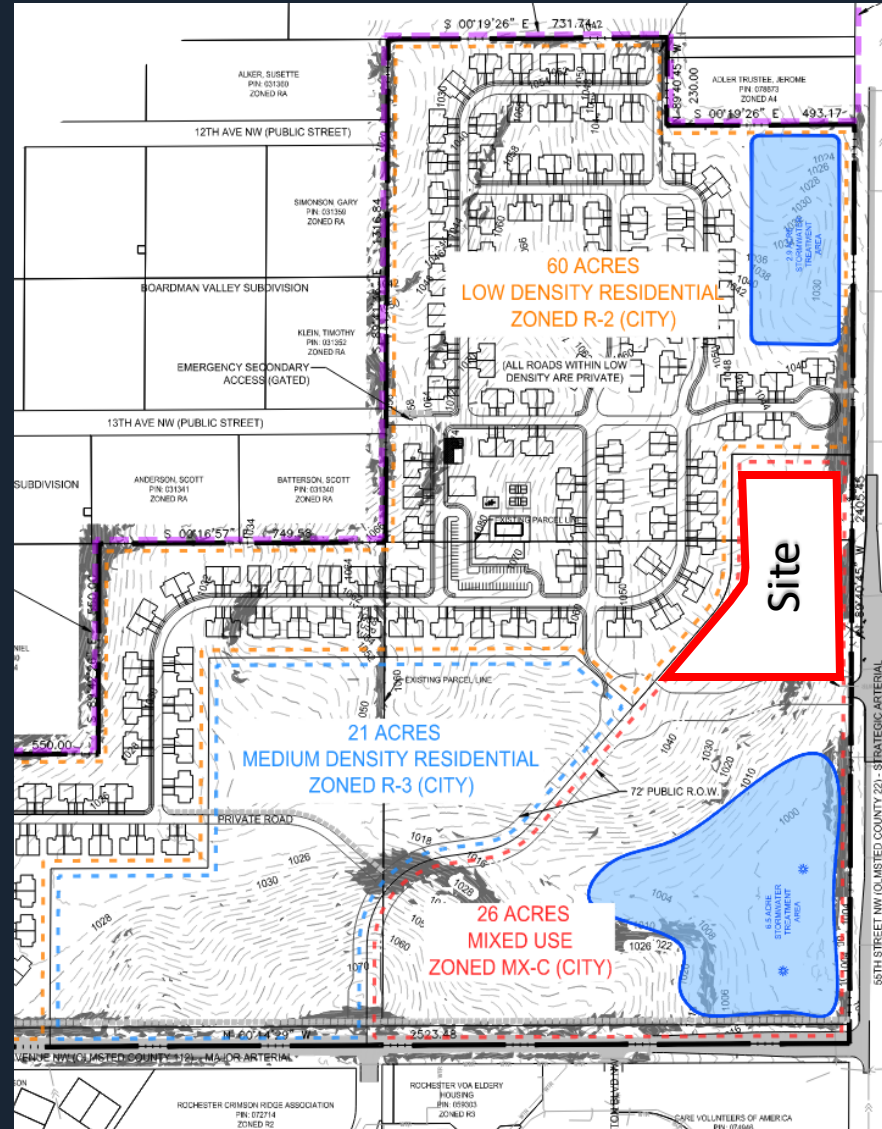


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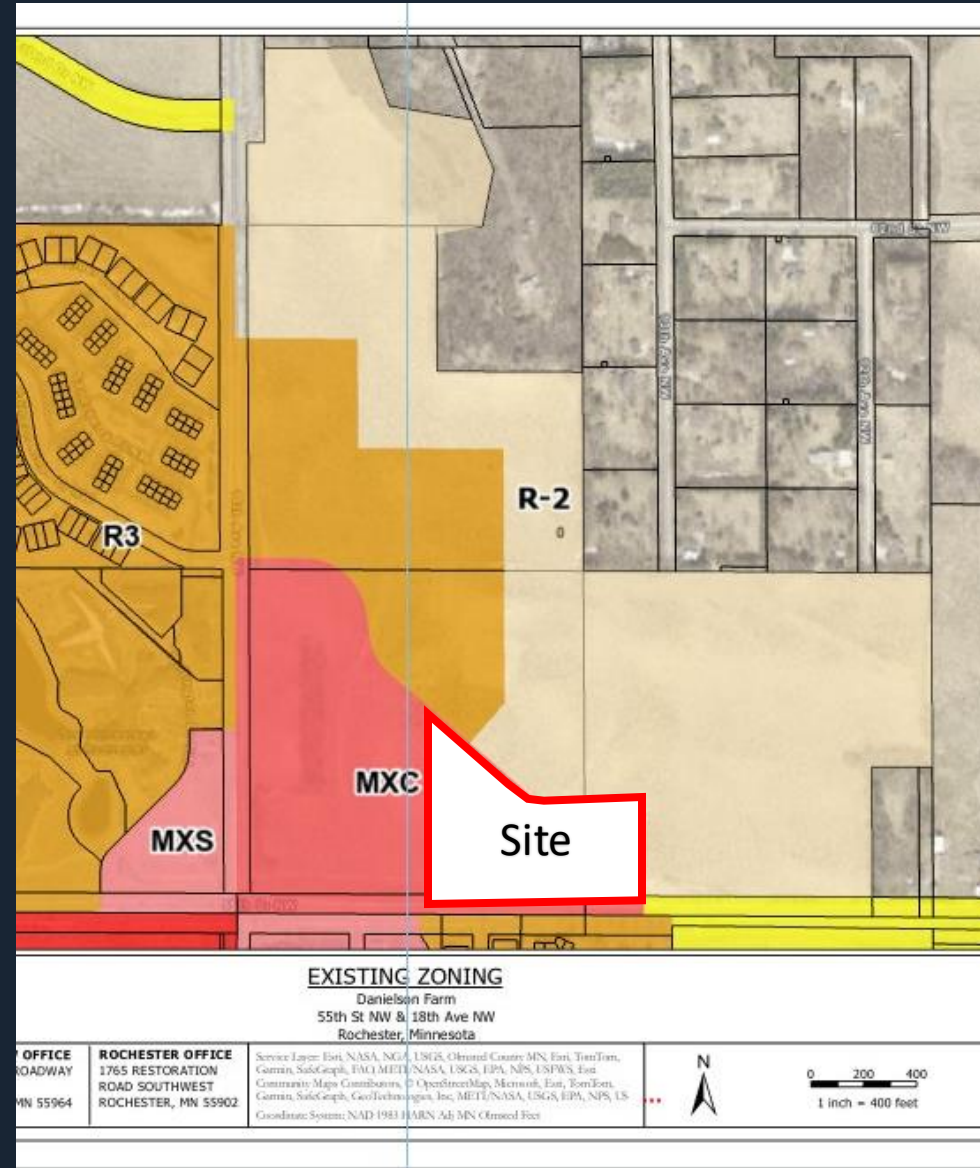
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MAP



ZONING MAP

- City & County zoning map shown.
- 5 Acres zoned MX-C (Mixed Use Center)
- Allows for uses such as:
 - **Cooperatives (Owner Occupied)**
 - Apartments
 - Grocery Stores
 - Offices
 - Personal Service
 - Retail



Site and Landscape Plan

5 Acre Property

Surface and underground parking

On-site amenities

2 Pickleball Courts

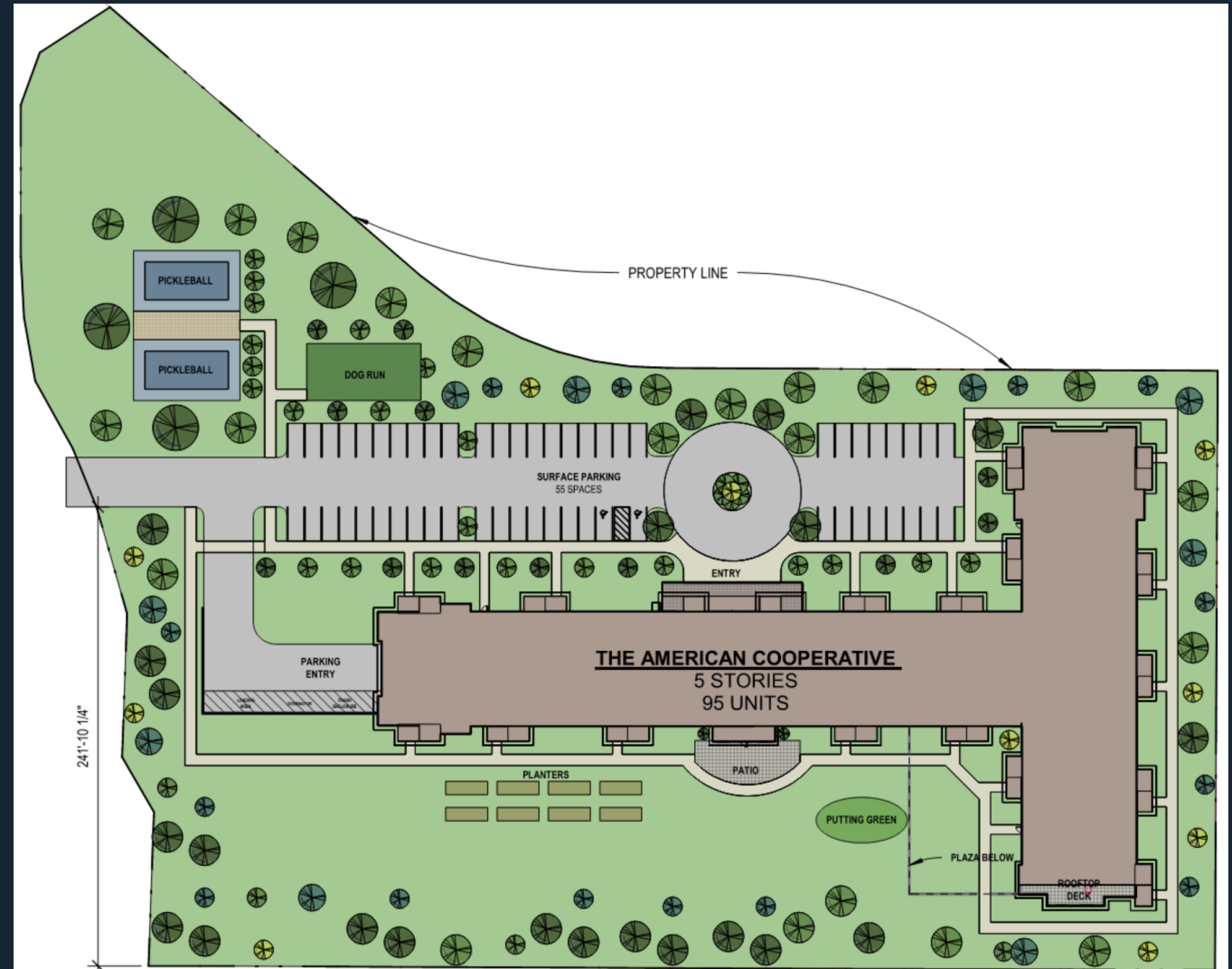
Dog run

Putting green/ Bocce ball courts

Raised garden beds

Landscaping

- 1 Canopy Tree + 3 Evergreen Tree/Shrub
- Boulevard trees
- 20% minimum landscaped area per code



Building Elevations

- 5 Story
- 55'-8" Tall





① Elevation - North End
3/64" = 1'-0"



② Elevation - West 1
3/64" = 1'-0"



③ Elevation - North
3/64" = 1'-0"



① Elevation - West (Garage Entry)
3/64" = 1'-0"



② Elevation- West 2
3/64" = 1'-0"



③ Elevation - South
3/64" = 1'-0"



Photometric Plan

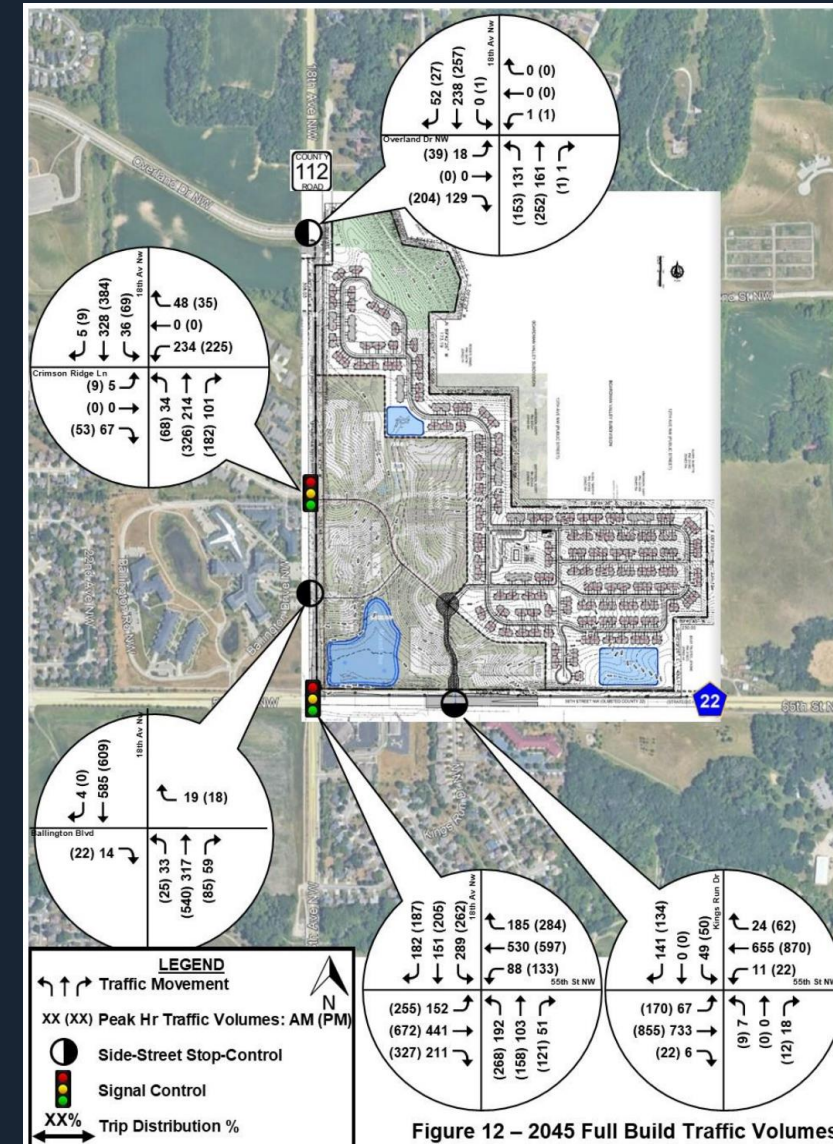
Site lighting to meet the standards of the UDC.

Exhibit in process and will be provided prior to the meeting.

Add Exhibit/Pictures

TRAFFIC IMPACTS

- A traffic study was reviewed and approved by the City of Rochester and Olmsted County Public Works.
- Access points
 - to 18th Ave NW
 - 1 to 55th St NW
 - Emergency secondary access to 13th Ave NW
- Traffic Control at 18th Ave Connection (With future development)





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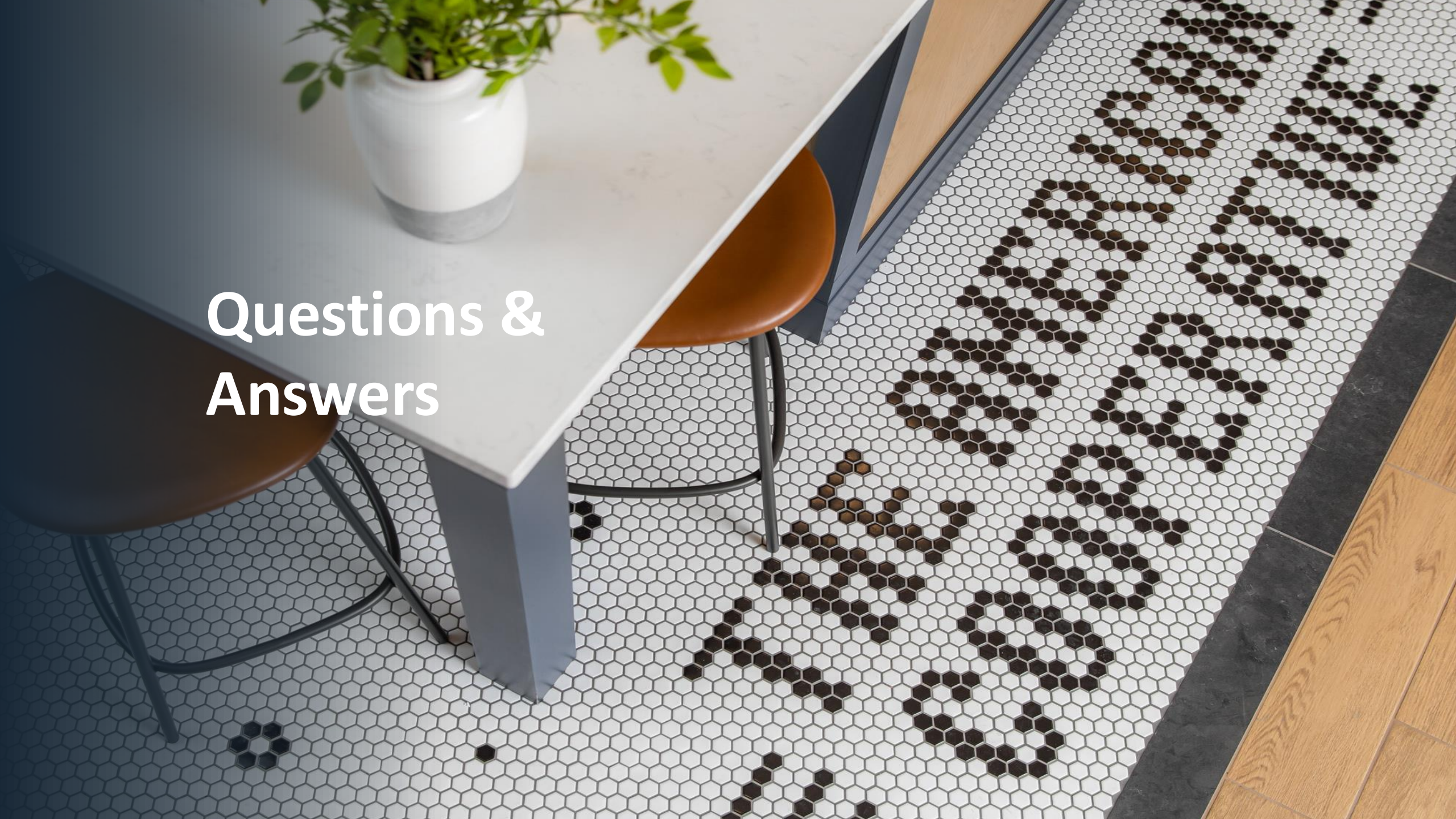


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Questions & Answers



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).