

Bakery Flats

Presentation by Mark Welch / G-Cubed Inc. on behalf of Regency Multifamily

January 13th, 2025 5:00 PM

Location: CRW Architecture + Design Group

211 11th Ave NW

Rochester, MN 55901

Overview

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- The Application Process
- Exhibits:
 - Site Plan
 - Landscape Plan
 - Building Elevation
 - Photometric Plan - Pending
- Traffic Impacts
- Q&A

Introduction

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

- Senior Vice President – Civil Division Chief

Jose Rivas & Patrick Kelly – CRW Architecture

- Building Architects

Regency Multifamily

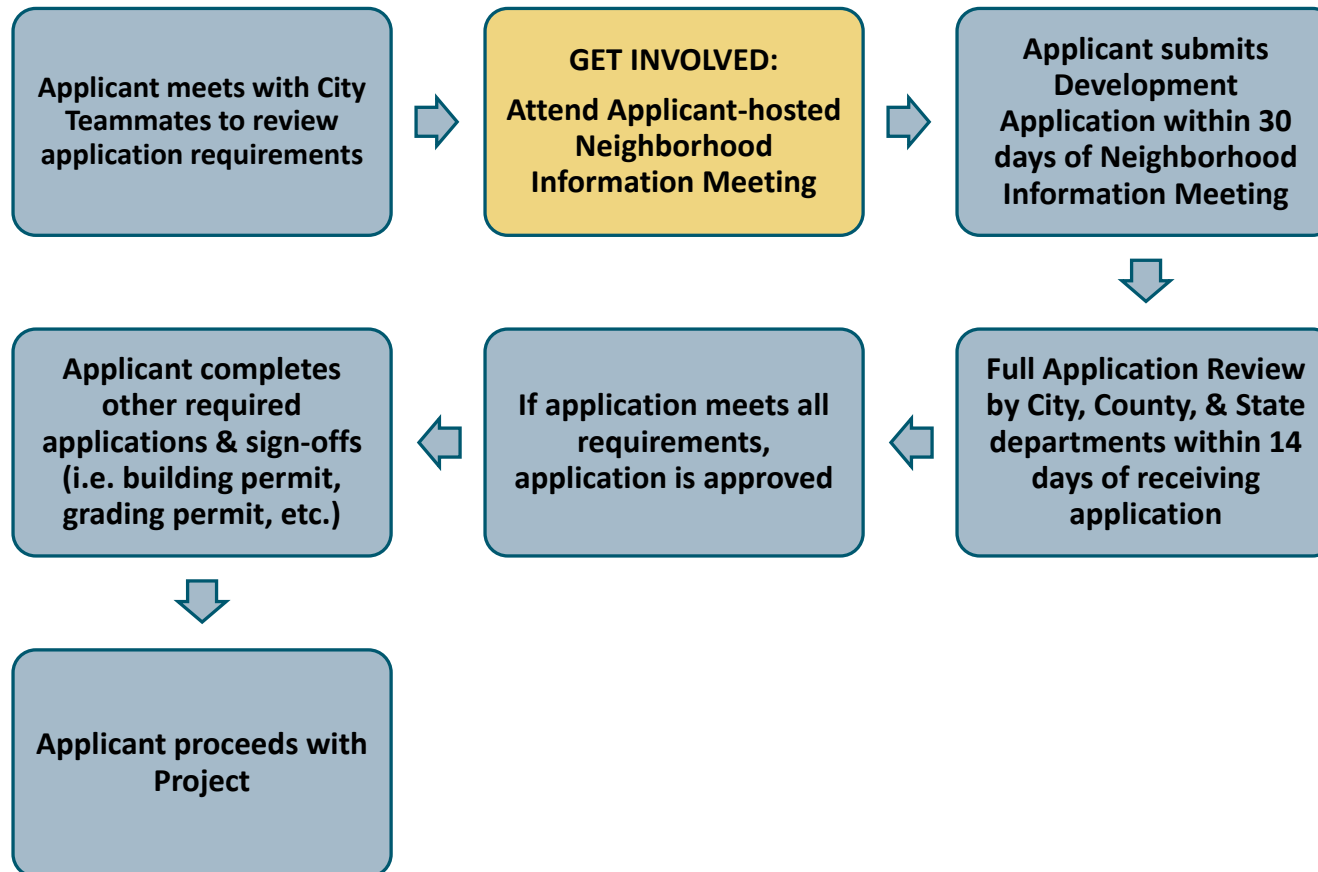
- Building Owners

About our Project

Location: 300 11th Ave NW – zoned R4 – High Density Residential

Redevelopment of the former bakery property which will be a multistory apartment building with two levels of understory parking.

The Application Process



Site Plan

Currently Zoned: R4 – High Density Residential

Setbacks R4:

- Front: 15' minimum
- Interior Side: 10' minimum
- Rear: 15' minimum
- Height: 115' maximum

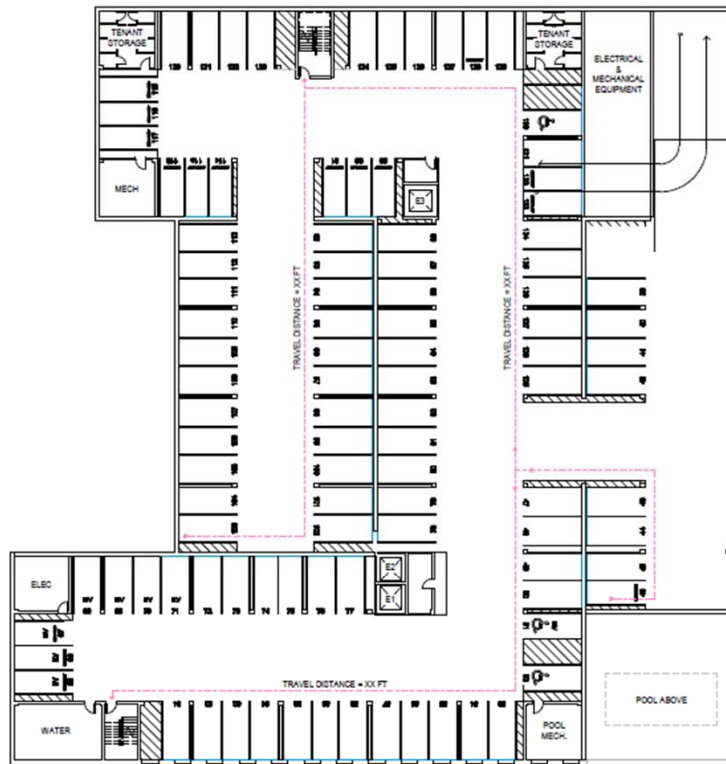


Landscape Plan

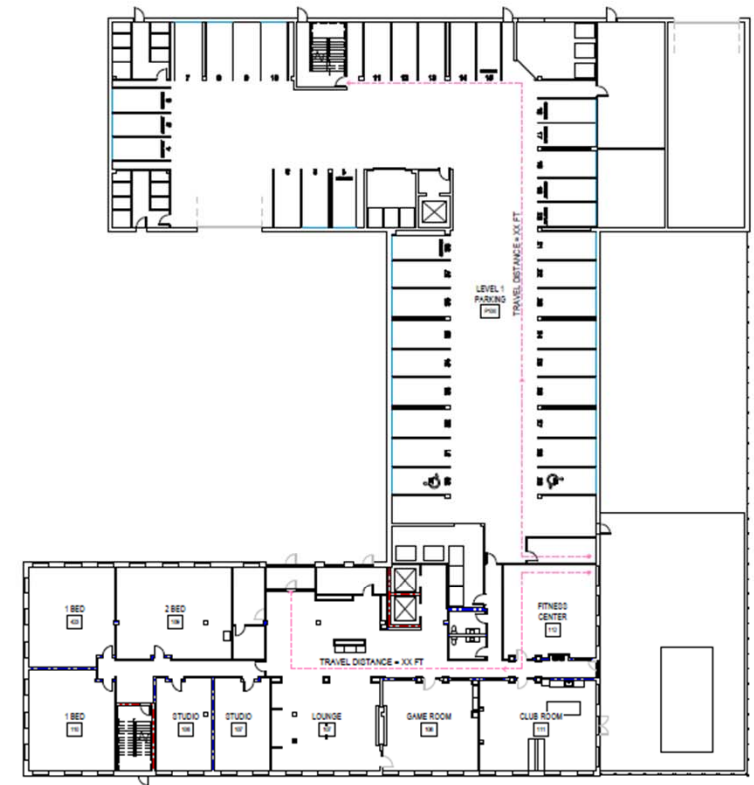
- For R4 zoning, there is a minimum of 2 canopy trees; and 2 understory trees, and 3 deciduous or evergreen shrubs of minimum 3-foot-height for every 30 linear feet of lot frontage, planted at least 3 feet part on center.
- Required trees
 - 2 canopy trees
 - 22 understory trees
 - 33 deciduous or evergreen shrubs
- For residential properties, 1 Boulevard tree is required for every 50 feet of frontage.
- 7 Boulevard Trees required



Building Elevation



① LOWER LEVEL - CODE PLAN
1" = 30'-0"



② LEVEL 1 - CODE PLAN
1" = 30'-0"



③ LEVEL 2 - CODE PLAN
1" = 30'-0"



④ LEVEL 3 THROUGH LEVEL 6 - CODE PLAN
1" = 30'-0"





Photometric Plan

- Pending

Traffic Impacts

- 185 dwellings units of Multifamily Housing (Mid-Rise)(Land Use 221) will generate approximately 72 AM peak hour trips, 76 PM peak hour trips, and 884 total weekday trips. This is a 1.93 acre site, so the trip generation rate is 458 weekday trips/acre, which exceeds the threshold of 125 weekday trips/acre.

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).