

Fifth Street Commons

Capital Ventures Management

March 4, 2026

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CAPITAL VENTURES

REAL ESTATE INVESTMENT MANAGEMENT

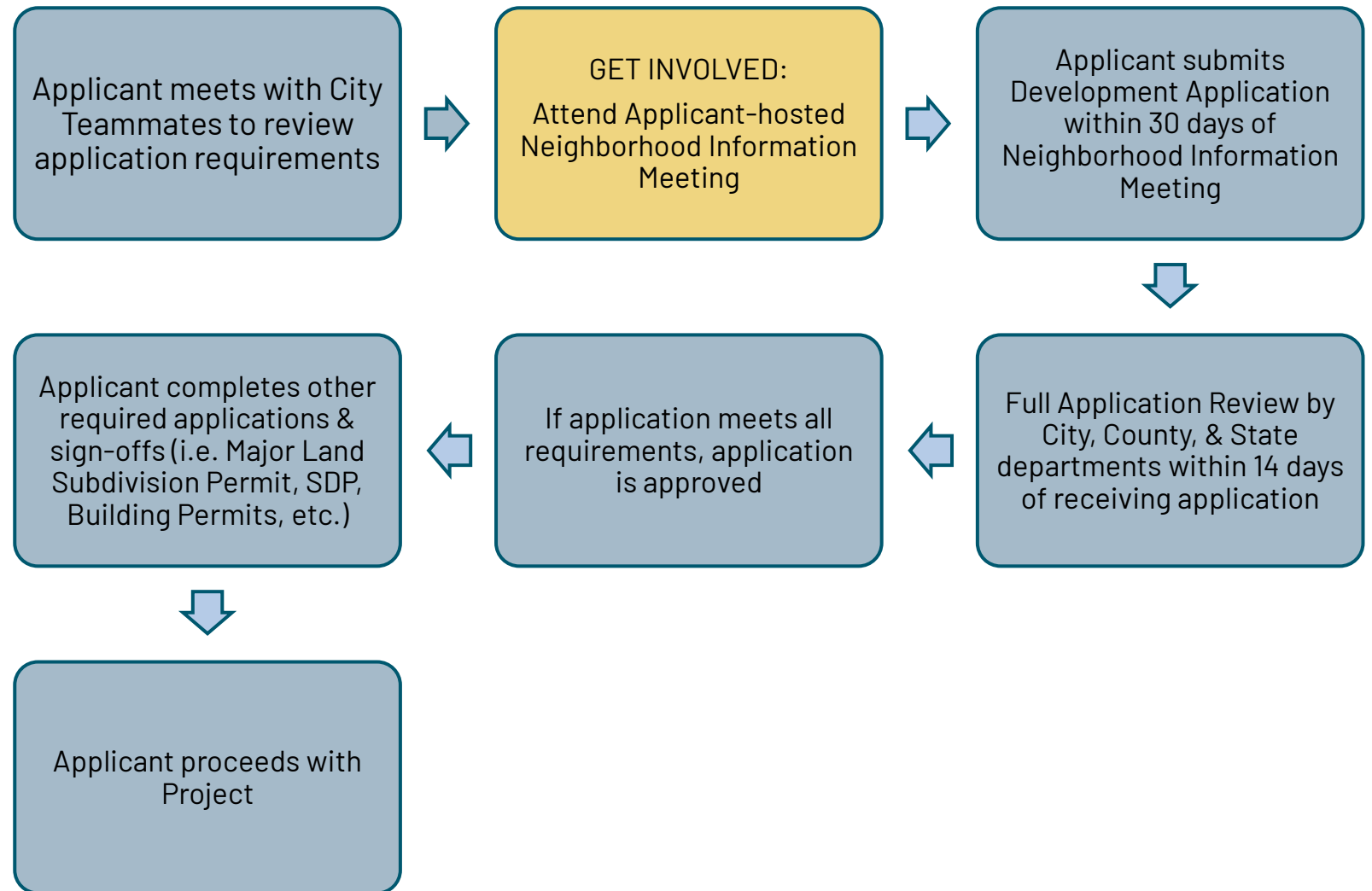
Chad Niichel and Melissa Niichel

About our Project

- This is a development project of Fifth Street Commons. We are planning to rezone from R-1 to R-3.
- We are seeking entitlements for the land at 1826 5th Street SW to remove the existing structures and convert the area into a 4-story senior living facility on our 2.5-acre parcel.
- The project will provide age-restricted residential housing in a multi-story building designed for senior occupancy. The facility will operate as a residential use with limited external activity.



Application Process



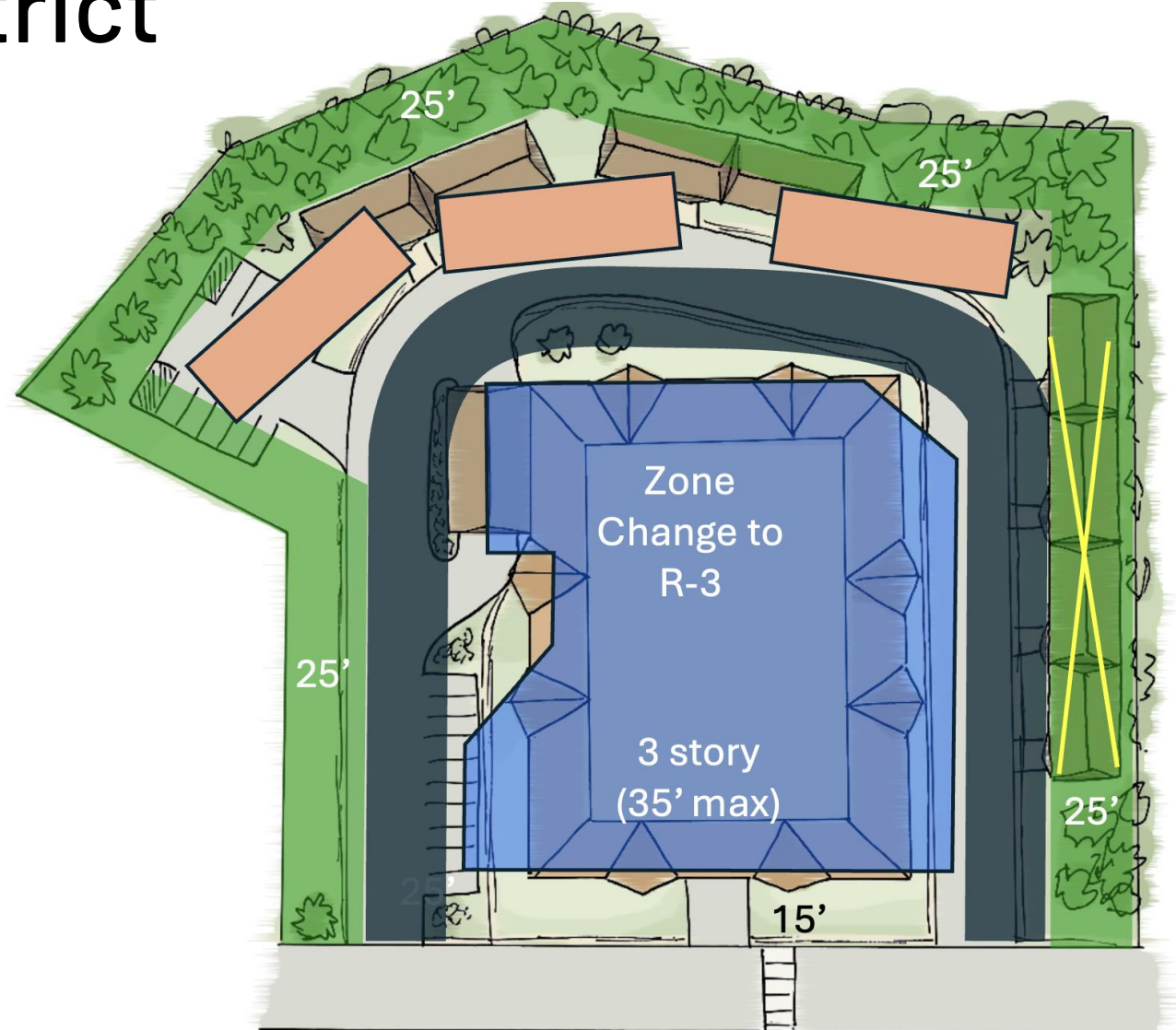
Existing Zoning District

Current Zoning: R-1

*Single-family residential zone (0-4 dwelling units per acre)

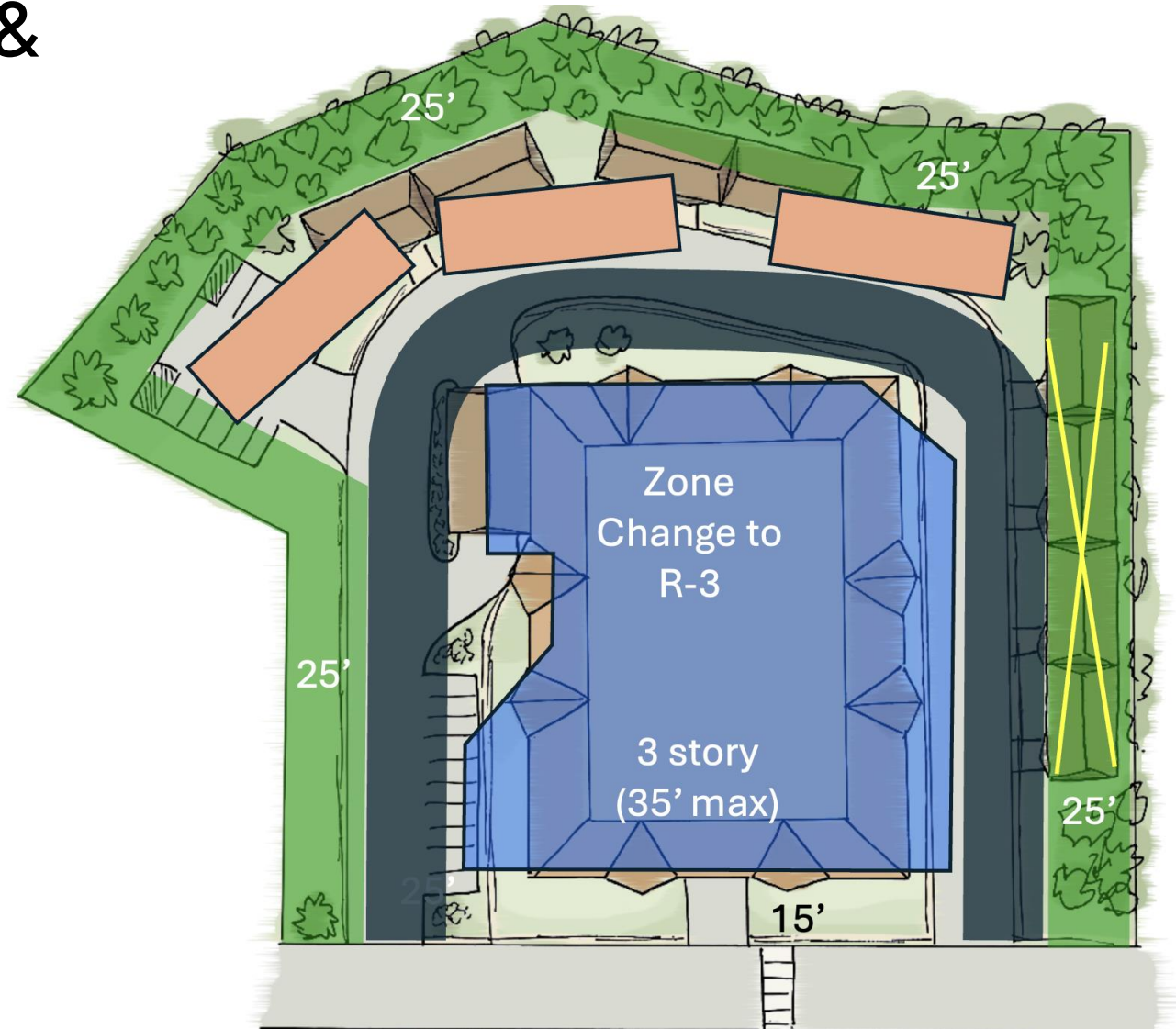
We are proposing a zoning change to **R-3**, similar to the R-3 zoning located one block away at Folwell Manor, 1716 5th Street SW, Rochester, MN.

R-3 is a high-density residential zone (0-13 dwelling units per acre), typically allowing **1-3 stories in height**. We will be requesting a **variance for a 4th story** to make the project feasible.



Proposed Street Layout & Unit Densities

Description



Future Project Details

Upon completion, this project will be a thoughtfully integrated **infill development** within an established neighborhood near the **Mayo Clinic and St. Mary's campuses**. The community will provide **shuttle service multiple times daily** to St. Mary's and downtown Mayo Clinic, offering convenient access for residents and a shared benefit for nearby neighbors.

The exterior will be designed to **complement the surrounding area** and naturally fit the site's **gentle hillside and mature trees**, which will be preserved where possible. **Underground parking** will minimize visual impact, maintaining an open, green, residential feel. With its **discreet footprint, preserved landscape**, and thoughtfully designed **water feature**, the project will be a valuable addition to the neighborhood and the city.



Traffic Impacts

Approximately **100–130 parking spaces** are planned for the **roughly 130 independent living units** within Fifth Street Commons.

Independent senior housing generates fewer trips per unit than standard apartments. Trip generation research and planning practices often estimate approximately 2–3 vehicle trips per unit per day for senior housing, compared to 6–9 for conventional multifamily housing. We anticipate a total of approximately **260–360 vehicle trips per day** associated with residents, staff, and visitors combined.

Peak-hour traffic typically represents a small portion of daily trips—often 8–10% during the busiest hour—resulting in an estimated **25–40 trips during peak times**. While traffic may be noticeable, it is not expected to be overwhelming, especially compared to a standard apartment complex of similar size.



Existing & Future Environmental Features

Site conditions are manageable and will be fully mitigated through standard engineering practices. **Subsurface drainage, waterproofing, and foundation design** will ensure that groundwater does not impact the building, underground parking, or landscaped areas. **No adverse groundwater conditions are anticipated,** and a **detailed stormwater management system** will be implemented.

In addition, the project will enhance visual appeal and create a sense of tranquility for residents and neighbors by incorporating a **water feature** to establish a park-like environment.



Q&A

Still have Questions?

Contact the City of Rochester Community Development Department with any questions regarding this application.

Email: communitydevelopment@rochestermn.gov

Phone: (507) 328-2600.