



FLATS ON SOLDIERS FIELD

SITE DEVELOPMENT PLAN NIM

BROADWAY ENTERPRISES LLC

WSE MASSEY ENGINEERING & SURVEYING

MARCH 17, 2026

Overview

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



Introduction

Applicant & Owner

- Broadway Enterprises, LLC

Consultant

- Engineer: WSE Massey Engineering, Ryan R. Schoenfelder & Bill Tointon
- Architect: TSP, Chris Kenow

Contractor

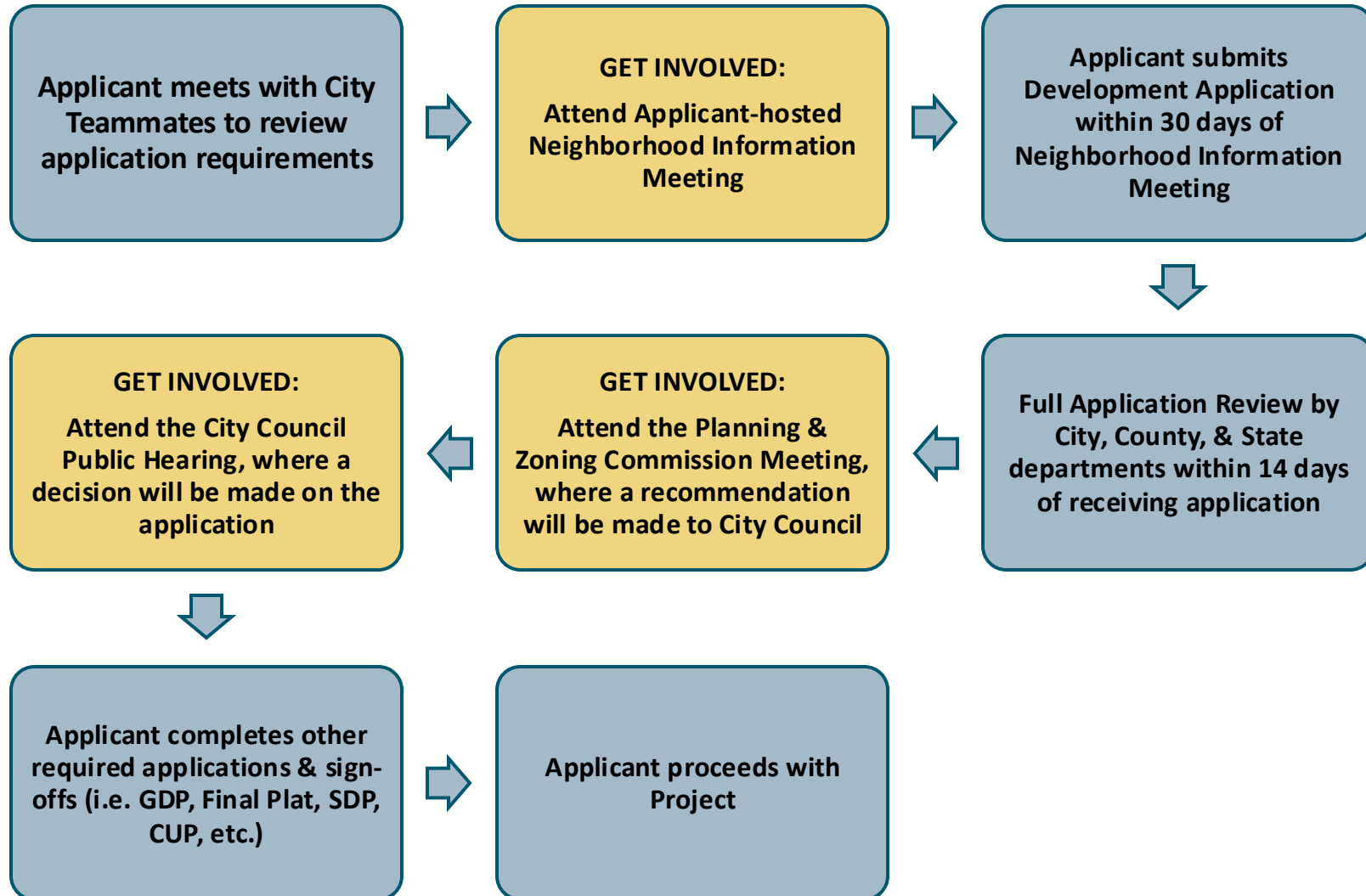
- Schoeppner Construction

About our Project

Flats on Soldiers Field

- 110-unit market rate apartment building
- 5 story building with surface parking & understory parking

The Application Process



Location Map

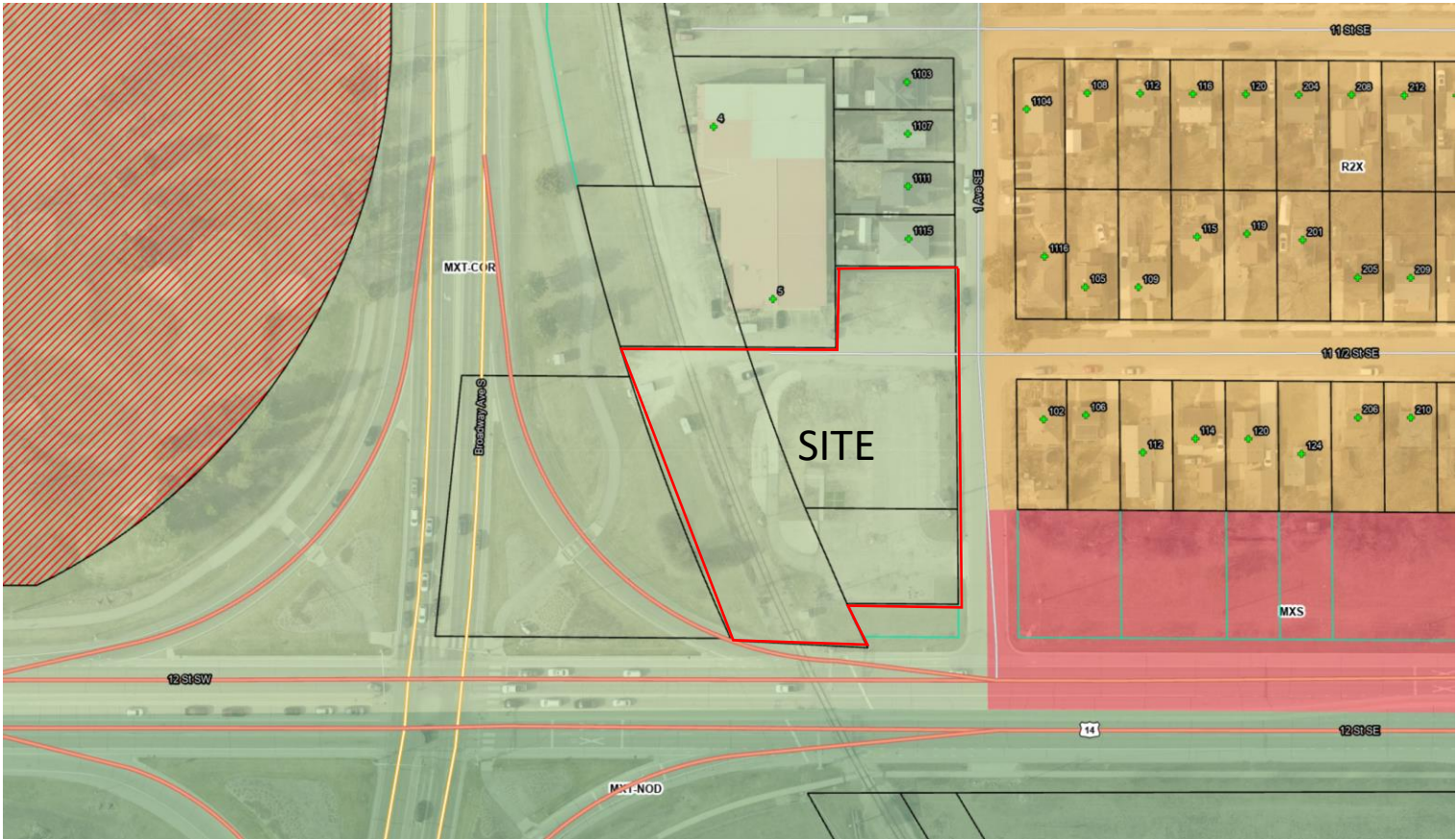
- 7 12th St SE
- 1.5-acre site
- Former restaurant
- Adjacent to arterial roadways (Highway 14 and S Broadway Ave)



Zoning Map

City zoning map shown.

- MX-T Transit Oriented Development Corridor
- Allows for uses such as:
 - **Multifamily Dwellings**
 - Community Center
 - Indoor Entertainment
 - Restaurant/Bar
 - Fast Food
 - Hotel
 - Office
 - Large Retail

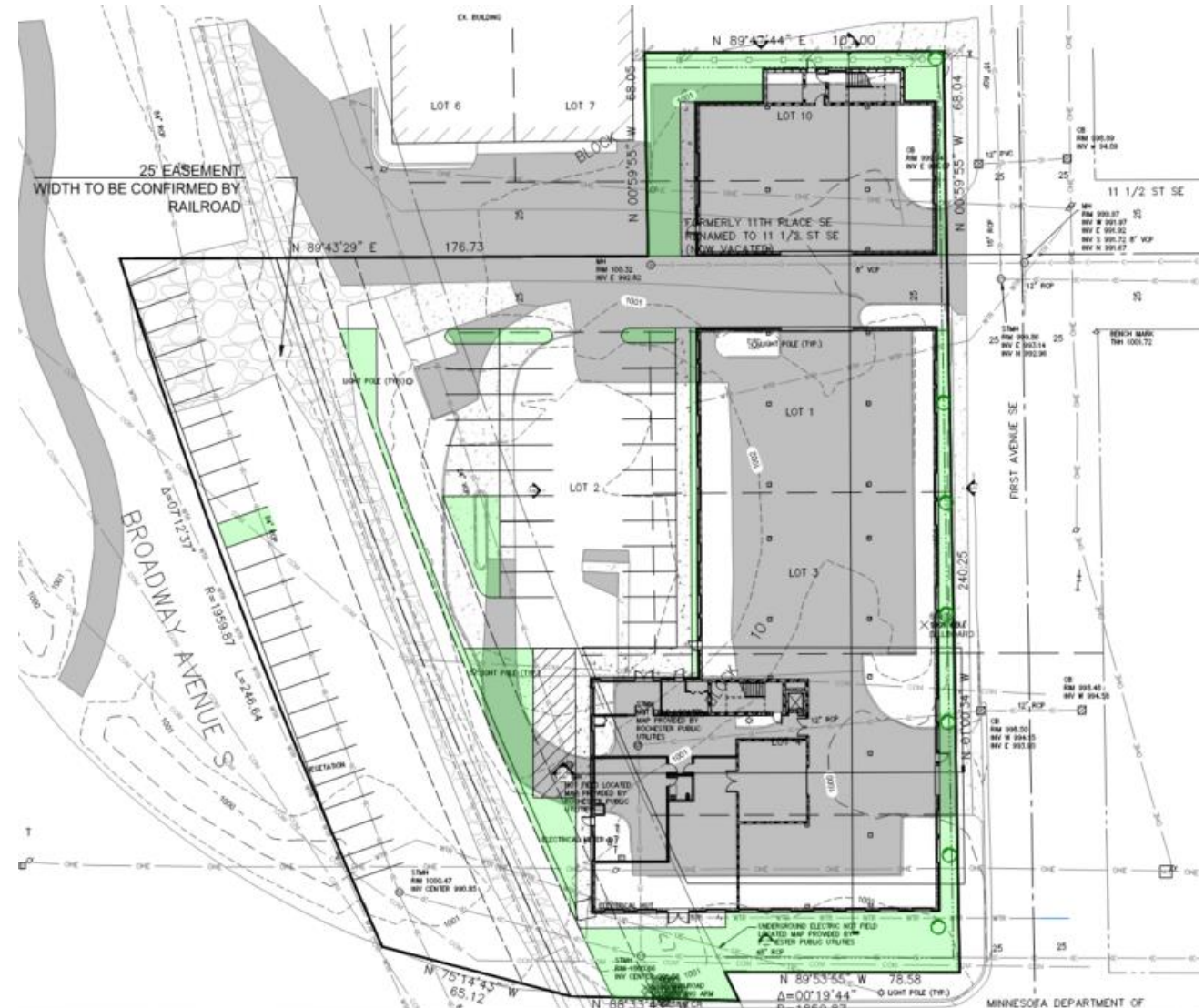


Site and Landscape Plan

- 1.47 Acre Property
- Surface parking
 - 0.5-2 stalls per dwelling unit (55-220)
 - Visitor parking

Landscaping

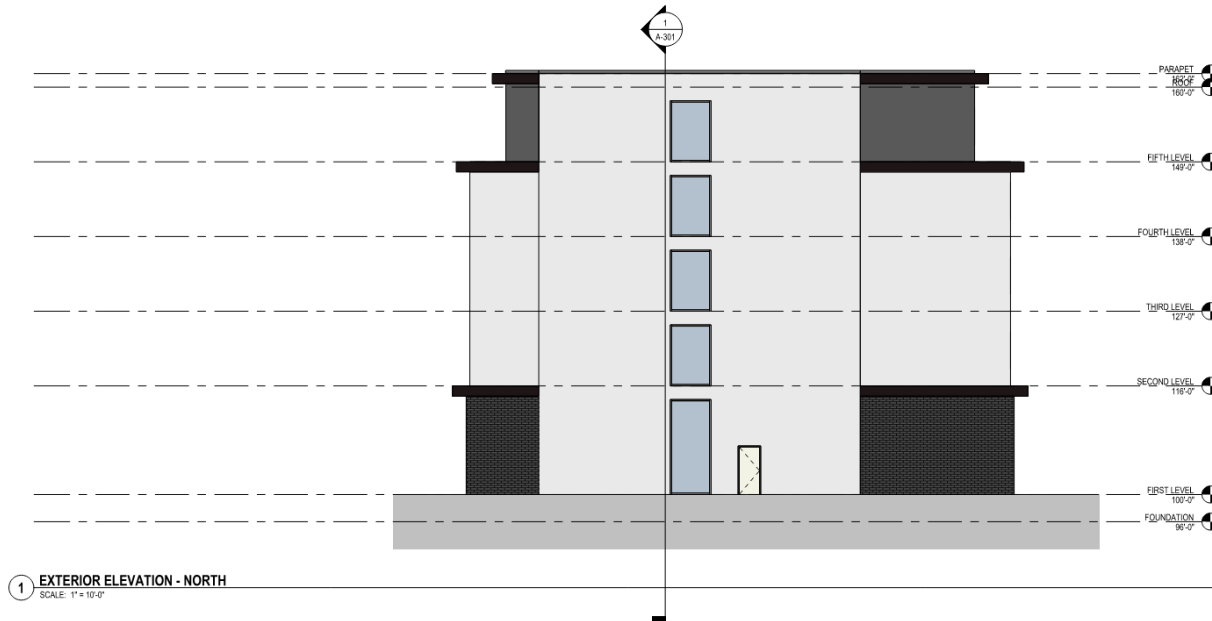
- Parking lot landscaping: minimum 12% of internal parking lot area must consist of landscaped islands (minimum 8' in length or width, 50 sq. ft.), 1 tree & 3 shrubs per 400 sq. ft. landscaped area.
- Boulevard trees: Trees every 50' along 1st Ave SE



Building Elevations

- 5 Story
- 62' Tall







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 waiver was issued by the City of Rochester and Olmsted County Public Works
- Proposed use = approximately 594 Trips per day
 - ITE Code 221= 5.4 trips/day/unit
 - Transit corridor and pedestrian facilities are estimated to lower total trips per day.
- Previous use (fast food restaurant) = approximately 1,500-2,000 Trips per day
- Access to 1st Ave SE
- 2027 Intersection Reconstruction (MnDOT)

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).