

Forte Senior Living Phase 4

Stencil Group

April 15, 2026

Overview

- Introductions
- About our Project
- The Application Process
- Exhibits:
 - Site Plan
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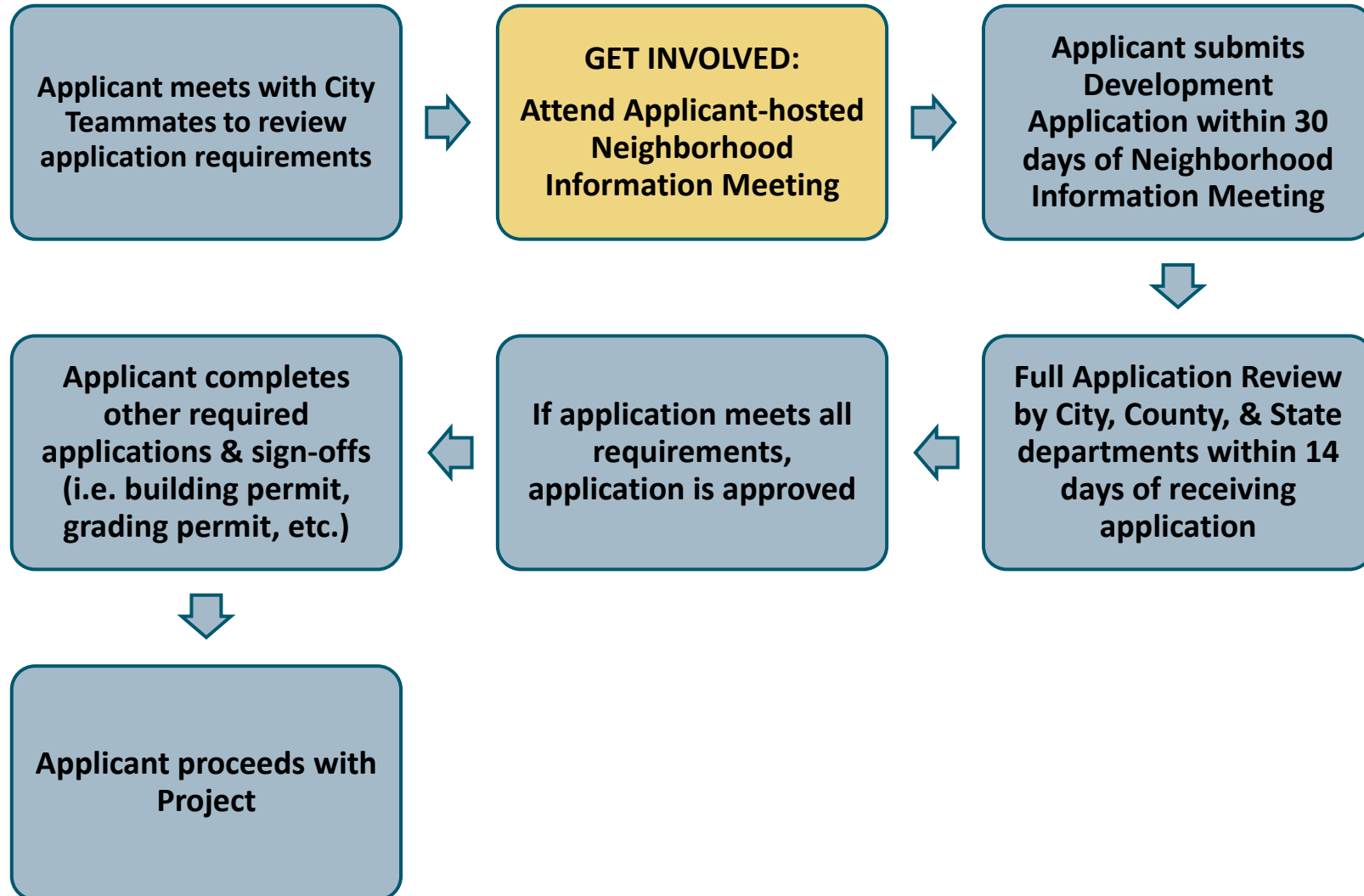
Introduction

- Stencil Group
- Loucks
- Gori & Associates

About our Project

- Phase 4
- 143-unit apartment building
 - Underground Parking
 - Surface Parking Lot
 - Connections to rest of campus and public sidewalk along Superior Drive

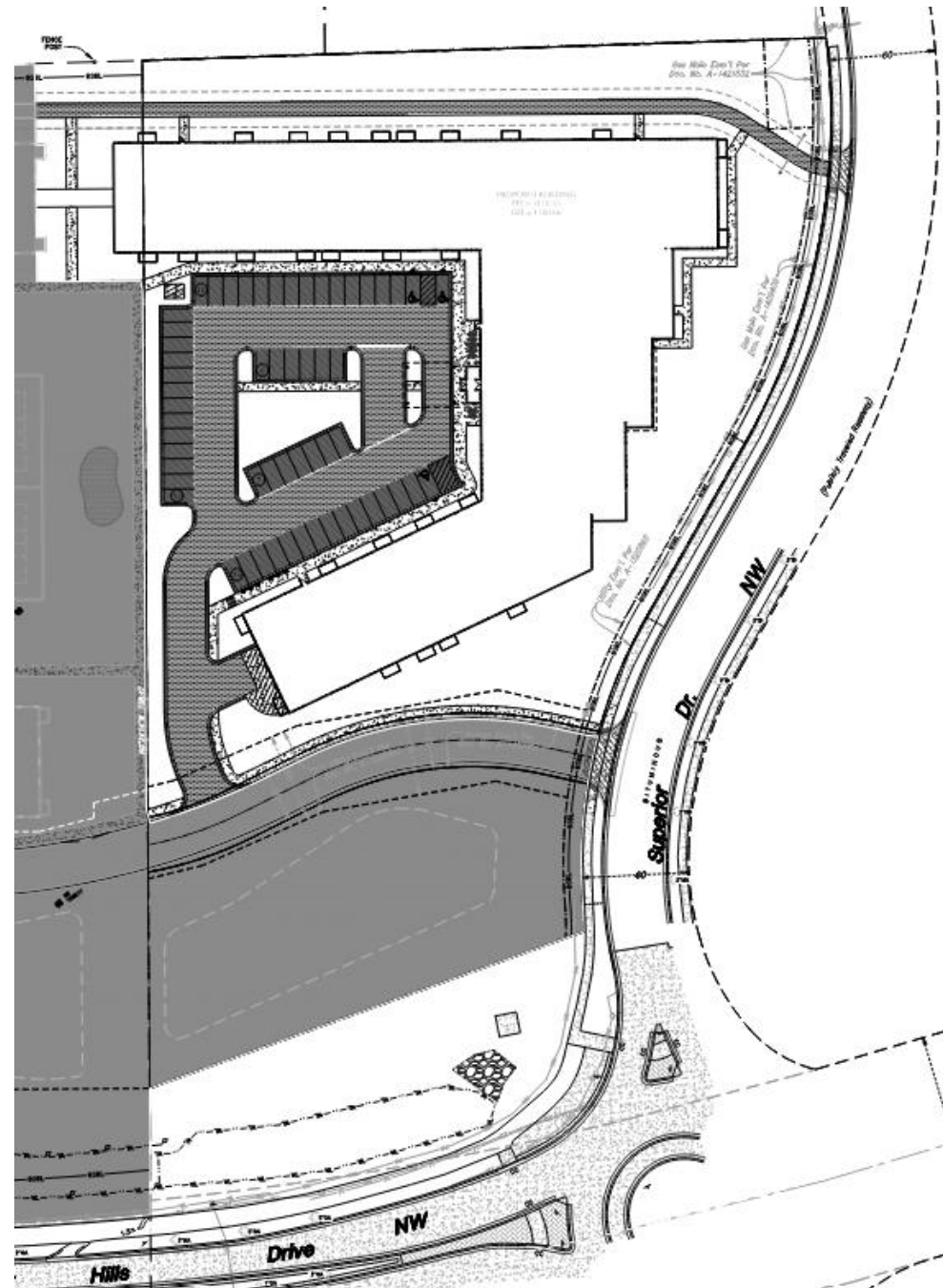
The Application Process



Site Plan

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

- Building
 - Maximum Height: 56'-8"
 - Floor Area Ratio (FAR): 0.90
- Parking
 - Total Parking Required: 86 stalls
 - Total Parking Provided: 130 stalls
 - Underground: 73 stalls
 - Surface: 57 stalls
- Setbacks:
 - Front:
 - Minimum 0'
 - Maximum 15' (variance)
 - Interior: None
 - Street Side: 7'
 - Rear: None





PLANT SCHEDULE			
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES			
	AC-A	ACER FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE
	GL-S	GLEDTISIA TRIACANTHOS 'SKYCOLE'	SKYLINE HONEYLOCUST
	GL-T	GLEDTISIA TRIACANTHOS 'IMPCOLE' TM	IMPERIAL HONEYLOCUST
	QU-R	QUERCUS RUBRA	RED OAK
	TL-A	TLIA AMERICANA 'BOULEVARD'	BOULEVARD LINDEN
SHRUBS			
	HD	CORNUS ALBA 'BALHALO' TM	IVORY HALD DOGWOOD
	PY-O	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM	LITTLE DEVIL NINEBARK
	RH-A	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC
CONIFEROUS SHRUBS			
	TA-T	TAXUS X MEDIA 'TAUNTON'	TAUNTON YEW
PERENNIALS			
	HE-S	HEMEROCALLIS X 'BAJA'	BAJA DAYLILY
	HE-S	HEMEROCALLIS X 'STELLA SUPREME'	STELLA SUPREME DAYLILY
GRASSES			
	PA-V	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS
	SC-S	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM
GROUND COVERS			
	RM-1	ROCK MULCH-TYPE 1	*USER DEFINED
	SM-1	DRY PRAIRIE MIX	*USER DEFINED
	TS-1	TURF SOO	*USER DEFINED

Landscape Plan

Building Elevation



South Elevation



West Elevation

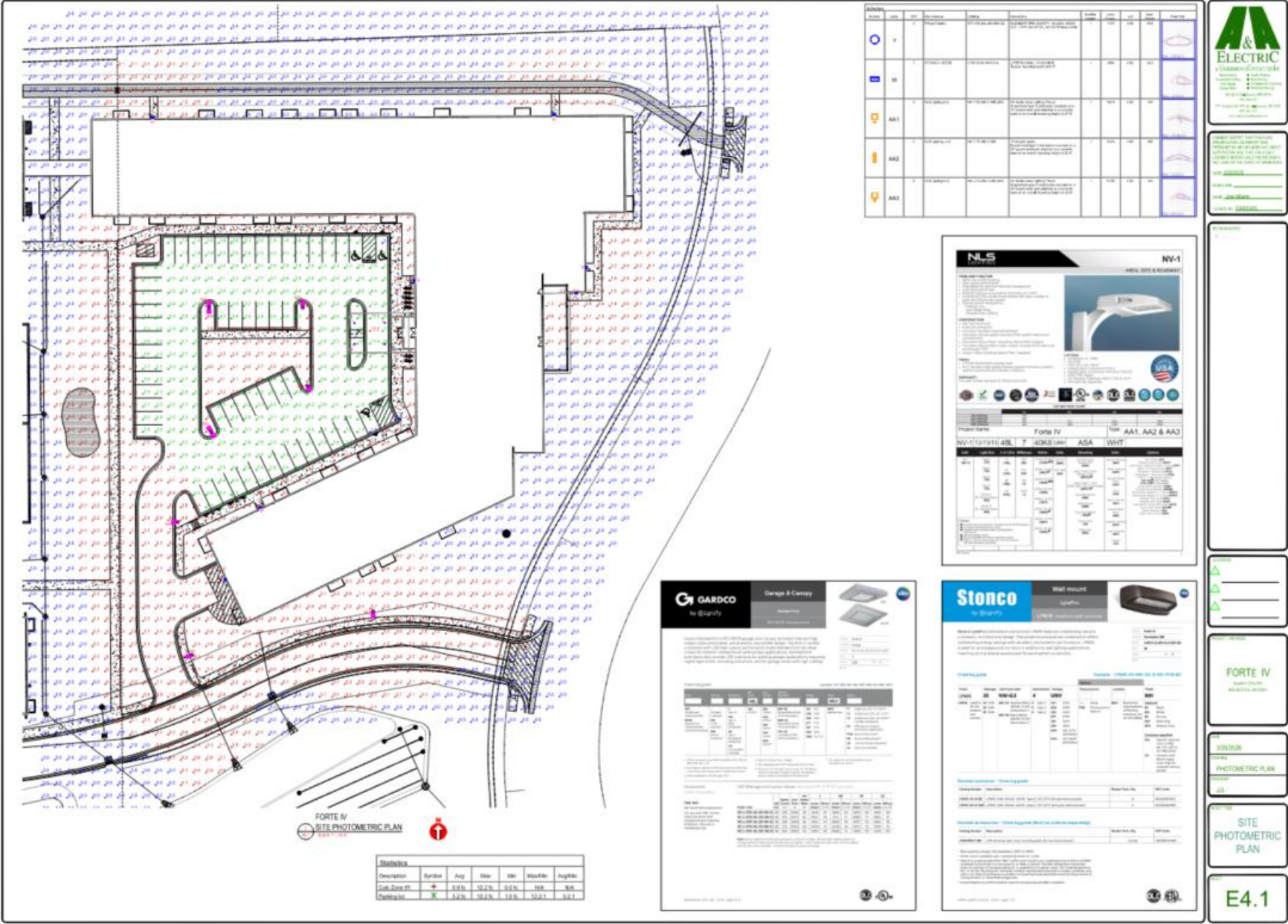


East Elevation



North Elevation

Photometric Plan



Traffic Impacts

- Traffic Impact Report was waived based on data from previous study
 - Phase 4 Estimated Trips
 - 27 am peak hour trips
 - 36 pm peak hour trips
 - 465 total weekday trips
 - Total Campus (Phases 1-4) Estimated Trips
 - 102 am peak hour trips
 - 135 pm peak hour trips
 - 1,752 total weekday trips
 - 2012 Badger Hills Drive NW Corridor Traffic Study
 - 132 am peak hour trips
 - 156 pm peak hour trips
 - 1,743 total weekday trips

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).