



4th St SE Development

Lincoln Avenue Communities

April 1, 2025

Overview

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



Introduction

Project Team

- **Developer**
 - James Riley – Vice President at Lincoln Avenue Communities
 - Sarah Robbins – Associate at Lincoln Avenue Communities
- **Design Team**
 - Scott England – Principal at DJR Architecture (Architect)
 - Patrick Sarver – Partner at Civil Cite Group (Civil Engineer)
 - Boyd Netley – Vice President at Frana (General Contractor)

Lincoln Avenue Communities

MISSION-DRIVEN AND IMPACT-FOCUSED

WHO WE ARE

Lincoln Avenue Communities is a mission-driven affordable housing developer focused on preserving and creating high-quality affordable homes for families, seniors and individuals nationwide.

OUR APPROACH

We own, develop, and invest in affordable housing to support thriving communities, delivering both financial and social returns.

Our experienced and agile team works to provide lower-income families with quality affordable housing through federal, state, and local programs.

OUR FIRM AT A GLANCE



~150 PROPERTIES



~26,000 UNITS



105+ TEAM MEMBERS



Maplewood Park



Jubilee Courtyards



Allapattah Gardens

About our Project

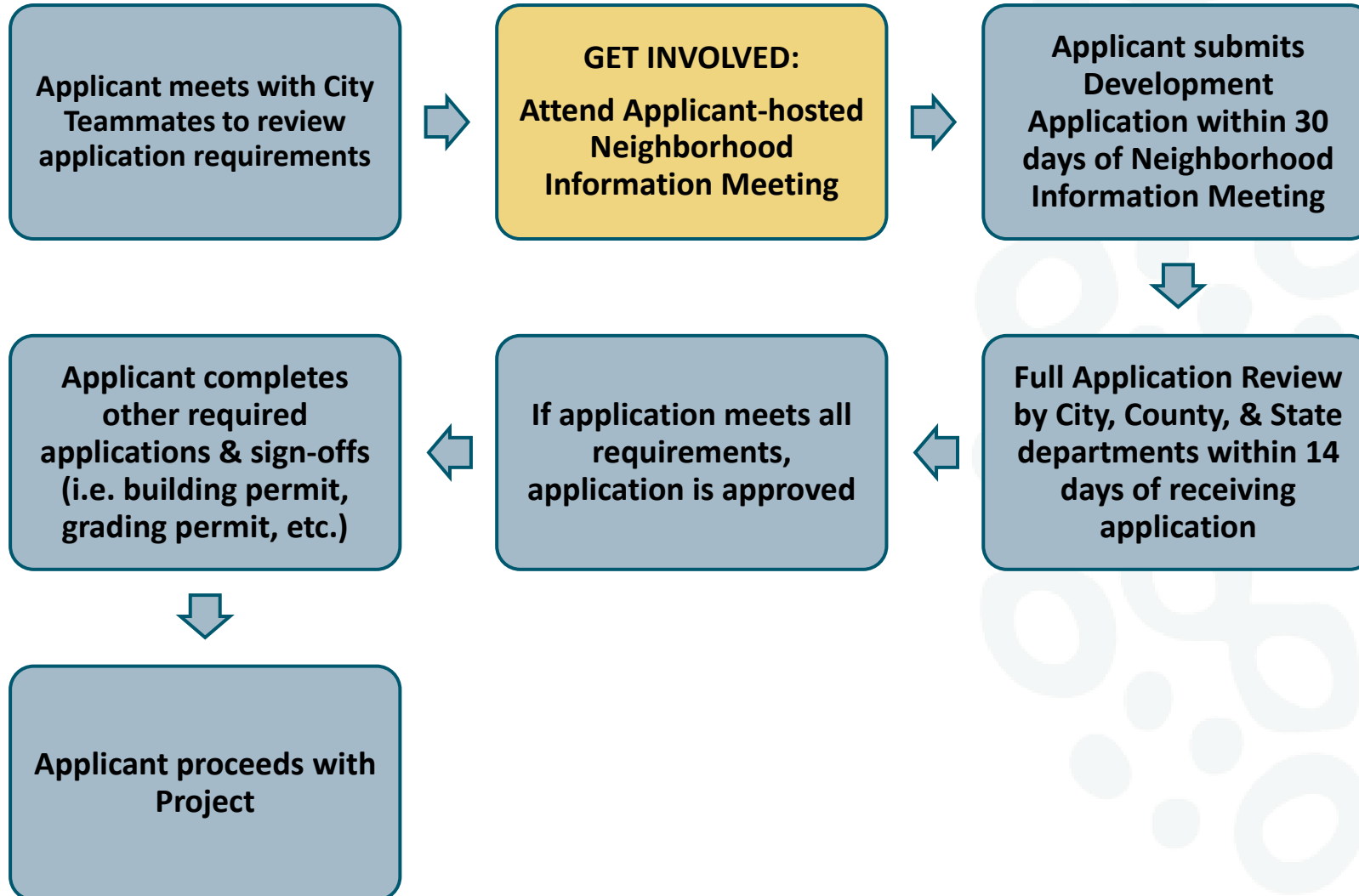
Address: 524-620 4th St SE, Rochester, MN 55904

Construction Type: One 7-story building, with 6 stories sitting above grade. Parking accommodated on-site through garage parking stalls. Additional community amenities will include elevators, leasing office, fitness center, clubroom, and secure bike storage.

Unit Mix: 149 Units – 41 1-Beds, 77 2-Beds, 31 3-Beds

Affordability Restrictions: 100% of units will be restricted to households earning at or below 60% of the area median income (AMI).

The Application Process



Site Plan

Height

Roof Truss Bearing: 65'-8 5/8"

Top Of High Parapet: 71'-5 3/8"

Setbacks

North: 7'-0"

East: 10'-0"

South: 5'-0"

West: 5'-0"

Floor Area Ration (FAR)

3.8

PARKING

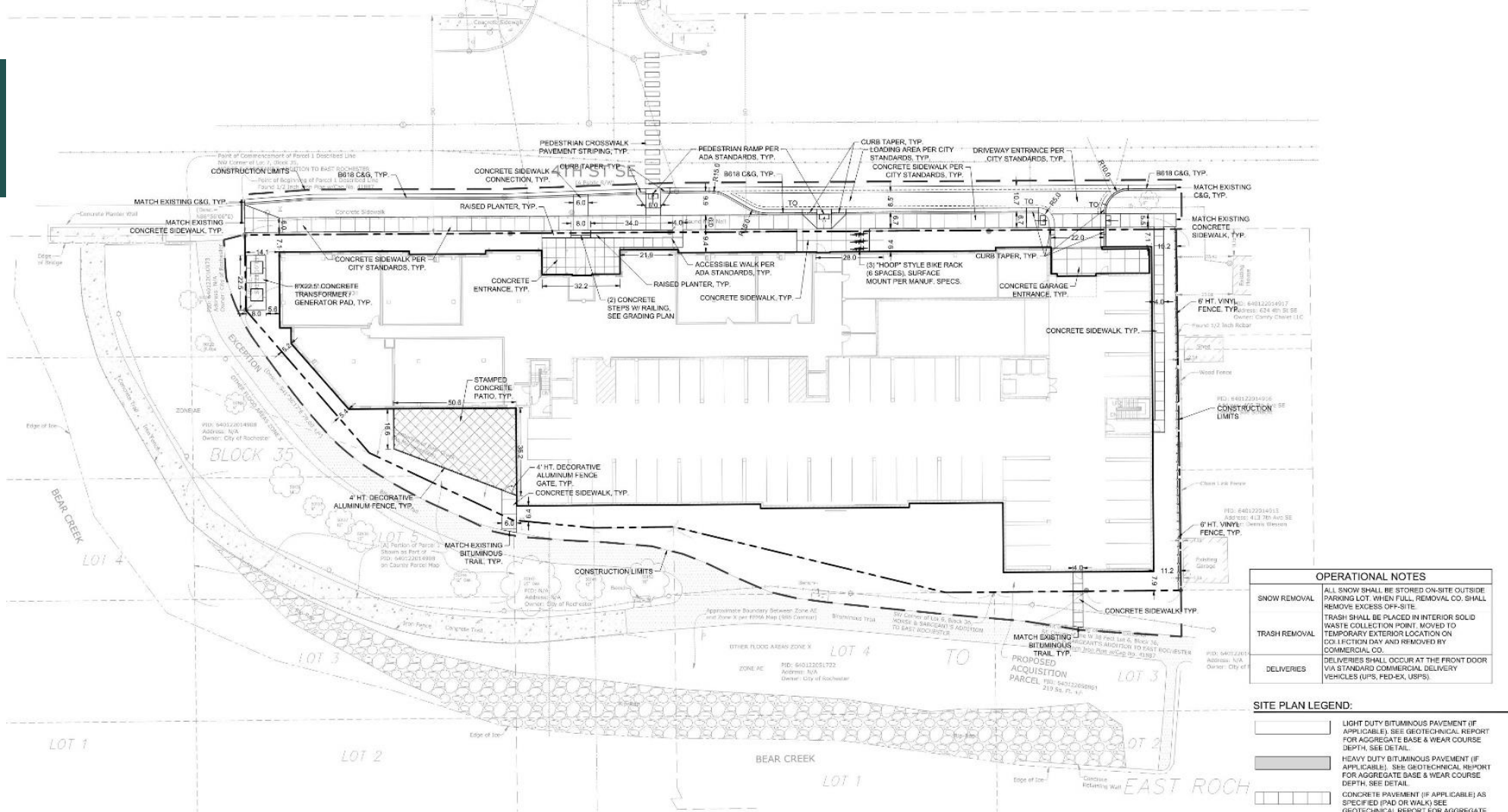
Standard: 88

Compact: 53

ADA: 8

Total: 149 Parking Stalls

(Loading Zone provided on 4th Street)



SITE LAYOUT NOTES:

- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "Gopher State One Call" (866-454-0002 OR 800.252.1166) FOR UTILITY LOCATIONS 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
- THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
- CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS & ELEVATIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
- LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION. FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
- CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
- FRESH GRADING FOR LANDSCAPE AREAS IN: PARKING LOTS, CURBS, SIDEWALKS SHALL BE WITHIN 0.05 FEET. ADA AREAS MUST COMPLY WITH REQUIREMENTS ON PLANS AND ADA REGULATIONS. TOLERANCE WITHIN ADA AREAS IS 0.00 FEET. DISCUSS ANY DEVIATIONS WITH ENGINEER PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY CURB, SIDEWALK AND/OR PAVEMENT REPLACEMENT THAT DOES NOT MEET TOLERANCE/ADA REQUIREMENTS.
- PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
- CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
- SEE SITE PLAN FOR CURBS AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
- ALL CURB RADI ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
- FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
- PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
- ALL PARKING LOT PAINT STRIPING TO BE WHITE, 4" WIDE TYPE.
- BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
- ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.
- CONTRACTOR IS RESPONSIBLE TO INSTALL ANY SIDEWALK AND CURBING PER DESIGN PLAN. CONTRACTOR TO VERIFY ALL CURBS AND SIDEWALKS WILL DRAIN PROPERLY IN FIELD CONDITIONS. CONTRACTOR MUST CONTACT THE CIVIL ENGINEER 24-HOURS PRIOR TO ANY CURB AND/OR SIDEWALK INSTALLATION TO REVIEW AND INSPECT CURB STAKES. CONTRACTOR IS RESPONSIBLE FOR ANY CURB OR SIDEWALK REPLACEMENT IF THIS PROCEDURE IS NOT FOLLOWED.
- FRESH GRADING FOR LANDSCAPE AREAS IN: PARKING LOTS, CURBS, SIDEWALKS SHALL BE WITHIN 0.05 FEET. ADA AREAS MUST COMPLY WITH REQUIREMENTS ON PLANS AND ADA REGULATIONS. TOLERANCE WITHIN ADA AREAS IS 0.00 FEET. DISCUSS ANY DEVIATIONS WITH ENGINEER PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY CURB, SIDEWALK AND/OR PAVEMENT REPLACEMENT THAT DOES NOT MEET TOLERANCE/ADA REQUIREMENTS.

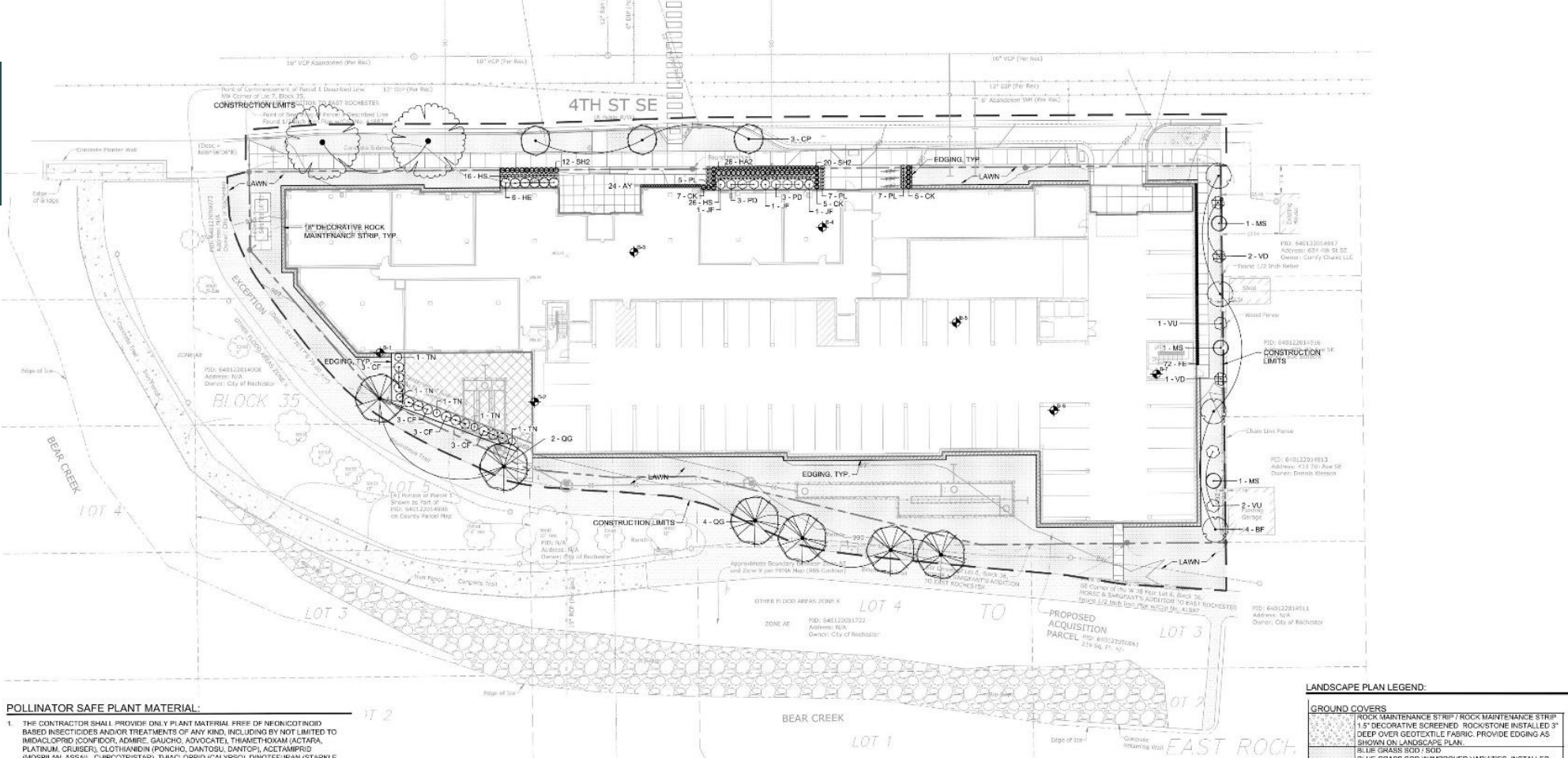
SITE AREA CALCULATIONS							
IMPERVIOUS SURFACES	EXISTING CONDITION			PROPOSED CONDITION			
	BUILDING COVERAGE						
	9,845 SF	18.6%		34,412 SF	64.9%		
	34,172 SF	64.4%		3,427 SF	6.5%		
	TOTAL	44,017 SF	83.0%	1.0 AC	37,839 SF	72.3%	0.9 AC
PERVIOUS SURFACES	EXISTING CONDITION			PROPOSED CONDITION			
	TOTAL	9,044 SF	17.0%	0.2 AC	15,222 SF	28.7%	0.3 AC
TOTAL SITE AREA		53,061 SF	100.0%	1.2 AC	53,061 SF	100.0%	1.2 AC
DIFFERENCE (EX VS PROP.)		-6,178 SF	-11.6%				
DISTURBED AREA		59,550 SF	1.4 AC				

OPERATIONAL NOTES	
SNOW REMOVAL	ALL SNOW SHALL BE STORED ON-SITE OUTSIDE PARKING LOT. WHEN FULL, REMOVAL CO. SHALL REMOVE EXCESS OFF-SITE.
TRASH REMOVAL	TRASH SHALL BE PLACED IN INTERIOR SOLID WASTE COLLECTION POINT. MOVED TO TEMPORARY EXTERIOR LOCATION ON COLLECTION DAY AND REMOVED BY COMMERCIAL CO.
DELIVERIES	DELIVERIES SHALL OCCUR AT THE FRONT DOOR VIA STANDARD COMMERCIAL DELIVERY VEHICLES (UPS, FED-EX, USPS).

SITE PLAN LEGEND:

- LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH. SEE DETAIL.
- HEAVY DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH. SEE DETAIL.
- CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (PAD OR WALK). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS. WITHIN ROW SEE CITY DETAIL. WITHIN PRIVATE PROPERTY SEE CSC DETAIL.
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED.
- HC = ACCESSIBLE SIGN
- NP = NO PARKING FIRE LANE
- ST = STOP
- CP = COMPACT CAR PARKING ONLY
- ACCESSIBILITY ROUTE ARROW (IF APPLICABLE) DO NOT PAINT.

Landscape Plan



POLLINATOR SAFE PLANT MATERIAL:

- THE CONTRACTOR SHALL PROVIDE ONLY PLANT MATERIAL FREE OF NEONICOTINOID BASED INSECTICIDES AND/OR TREATMENTS OF ANY KIND, INCLUDING BUT NOT LIMITED TO IMIDACLOPRID (CONFIDOR, ADMIRE, GAUCHO, ADVOCATE), THIAMETHOXAM (ACTARA, PLATINUM, CRUISER), CLOTHIANIDIN (PONCHO, DANTOSU, DANTOP), ACETAMIPRID (ROSPILAN, ASSAIL, C-IMPACT/STRIVER), THIAMIDOPRID (CALYPSO), DINOTEFURAN (STARKLE, SAFARI, VENOM), AND NITENPYRAN (CAPSTAR, GUARDIAN).
- CONTRACTOR SHALL CERTIFY, THROUGH SUPPLIER'S POLICY STATEMENT OR AFFIDAVIT, THAT NO NEONICOTINOID BASED INSECTICIDES HAVE BEEN USED ON SITE OR DIRECTLY ADJACENT TO THE GROWING OR STORAGE PLOTS OF THE SUPPLIED PLANT MATERIAL, INCLUDING THE PLANTING OF AGRICULTURAL (OR OTHER) SEED TREATED WITH NEONICS.

PLANTING SEASON SCHEDULE			
SEASON	CONIFEROUS	DECIDUOUS	REMARKS
SPRING PLANTING	APRIL 15 - JUNE 15	APRIL 15 - JUNE 15	
FALL PLANTING	AUGUST 21 - SEPTEMBER 30	AUGUST 15 - NOVEMBER 15	

NOTE: ADJUSTMENTS TO PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

MULCH SCHEDULE			
AREA	MULCH TYPE	EDGING	FABRIC
TREE RINGS	4" DEPTH, SHREDDED CEDAR	YES	NO
PLANTING BEDS	4" DEPTH, SHREDDED CEDAR	YES	NO
MAIN: STRIP AT BUILDING FOUNDATION	NA	NA	NA
PLAYGROUND MULCH	12" DEPTH ENGINEERED PLAYGROUND MULCH (SEE REMARKS DEPTH AS SPECIFIED BY PLAYGROUND EQUIPMENT MANUFACTURER)	SEE SITE PLAN	YES
DOG PARK MULCH	4" DEPTH, SHREDDED WOOD, SEE REMARKS	YES	YES
NATIVE SEED AREAS	NA	NA	NA

NOTE: COORDINATE ALL MULCH AND PLANTING BED MATERIAL PRIOR TO INSTALLATION. PROVIDE SAMPLES AND SHOP DRAWINGS/PHOTOS/DATA SHEETS OF ALL MATERIALS.

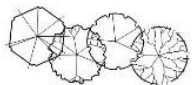
PLANT SCHEDULE

CODE	COMMON / BOTANICAL NAME	QTY	CONT	NATIVE PLANTS	POLLINATOR FRIENDLY
DECIDUOUS TREES					
BF	Dakota Pinnacle® Asian White Birch / Betula platyphylla 'Fargo'	4	2.5" CAL B&B	NATIVE CULTIVAR	N
CP	Pravix Sentinel Hackberry / Celtis occidentalis 'JFS-KSUT' TM	3	2.5" Cal. B&B	NATIVE CULTIVAR	N
SH	Skyline Thomas Honey Locust / Gleditsia triacanthos inermis 'Skyline' TM	7	2.5" Cal. B&B	NATIVE CULTIVAR	N
QG	Hortigale® Oak / Quercus x macrocarpa 'Clemens'	6	2.5" CAL B&B	NATIVE CULTIVAR	N
ORNAMENTAL TREES					
MS	Emerald Sprink® Flowering Crabapple / Malus x adstringens 'Jelgreen'	3	2" CAL B&B	NOT NATIVE	Y
SHRUBS					
CP	Arctic Fire® Red Yew Dogwood / Cornus sericea 'Famosa'	12	#3 CONT	NATIVE CULTIVAR	Y
HE	Endless Summer® The Original Hydrangea / Hydrangea macrophylla 'Balmer'	6	#3 CONT	NATIVE CULTIVAR	Y
JF	Sea Green Juniper® / Juniperus chinensis 'Sea Green'	3	#3 CONT	NOT NATIVE	N
PD	Little Devil™ Dwarf Ninebark / Physocarpus opulifolius 'Dante May'	6	#3 CONT	NATIVE CULTIVAR	Y
TN	Nova Japanese Yew / Taxus cuspidata 'nova'	5	#3 CONT	NOT NATIVE	N
VD	Blue Muffin Arrowwood Viburnum / Viburnum dentatum 'Christina'	3	#5 CONT	NATIVE CULTIVAR	Y
VU	Glicia® & Glicia® Arrowwood Viburnum / Viburnum dentatum 'dearlie'	3	#5 CONT	NATIVE CULTIVAR	Y
GRASSES					
CK	Karl Foerster® Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	17	#1 CONT	NOT NATIVE	N
EL	Eligo® Blue Fescue / Festuca ovina 'Eligo's Blue'	72	#1 CONT	NOT NATIVE	N
SH2	Pravix Dipsos® / Sporobolus heterostachys	32	#1 CONT	NOT NATIVE	N
PERENNIALS					
AY	Voultique™ White Astilbe / Astilbe x versicolor	24	#1 CONT	NATIVE CULTIVAR	Y
HA2	Chicago Apache Daylily / Hemerocallis x 'Chicago Apache'	28	#1 CONT	NATIVE CULTIVAR	Y
HS	Shela Supreme Daylily / Hemerocallis x 'Shela Supreme'	42	#1 CONT	NATIVE CULTIVAR	Y
PL	Little Spire Russian Sage / Perovskia atropurpurea 'Little Spire'	19	#1 CONT	NOT NATIVE	Y

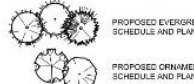
LANDSCAPE PLAN LEGEND:

GROUND COVERS

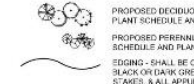
- ROCK MAINTENANCE STRIP / ROCK MAINTENANCE STRIP
- 1.5" DECORATIVE SCREENED ROCK/STONE INSTALLED 3" DEEP OVER GEOTEXTILE FABRIC. PROVIDE EDGING AS SHOWN ON LANDSCAPE PLAN.
- BLUE GRASS SOIL / SOIL
- BLUE GRASS SOIL UNIMPROVED VARIETIES, INSTALLED ON PREPARED SOIL, CONTAINING 6" OF TOPSOIL MINIMUM 4% ORGANICS BY WEIGHT. SCARIFIED AND EVENLY GRADED. BIG ROLL PREFERRED FOR LARGER AREAS.



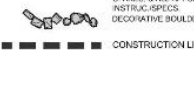
PROPOSED CANOPY TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES



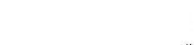
PROPOSED EVERGREEN TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES



PROPOSED ORNAIMENTAL TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES



PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES



PROPOSED PERENNIAL PLANT SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

EDGING - SHALL BE COMMERCIAL GRADE 1" DEPTH ALUMINUM, BLACK OR DARK GREEN IN COLOR. INCLUDE ALL CONNECTORS, STAKES, & ALL APURTURANCES PER MANUF. INSTALL PER MANUF. INSTRUCTIONS.

DECORATIVE BOULDERS (ROUNDED & BLOCK STYLE), 15"-30" DIA.

CONSTRUCTION LIMITS



Know what's below. Call before you dig.



1" = 20'-0"

Building Elevation



NORTH EXTERIOR ELEVATION
1/16" = 1'-0"



WEST EXTERIOR ELEVATION
1/16" = 1'-0"

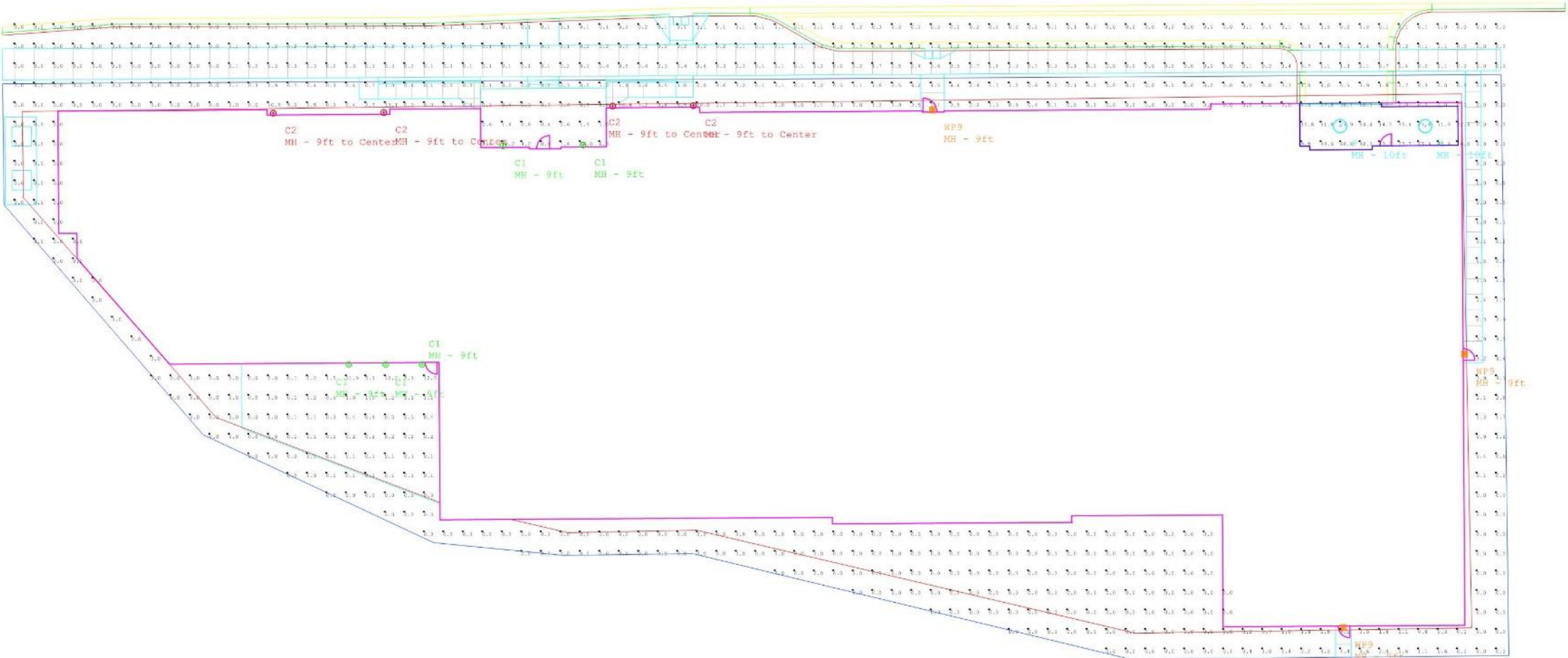






EAST EXTERIOR ELEVATION
1/16" = 1'-0"



SOUTH EXTERIOR ELEVATION
1/16" = 1'-0"

Photometric Plan



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Tag
	2	P	Single	JRHB-ES-CPS-150W-35K	0.900	15000	100	MH - 10ft
	3	WP9	Single	XWS-LED-03L-SIL-3-30-70CRI	0.900	2884	19	MH - 9ft
	4	C2	GROUP	BLADE 24w 25° up 24w 60° dwn	0.900	N.A.	N.A.	MH - 9ft to Center
	5	C1	Single	BLADE DOWN LARGE 24W 3000K 60A°	0.900	1167	23.4	MH - 9ft

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Illuminance	Fc	1.7	77.9	0.0	N.A.	N.A.

Traffic Impacts

Traffic Impact Report Determination

- Exempt – TIR Waiver Issued February 11, 2025 by City Engineer
- Reason: Below Threshold



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).

