



May 16, 2019

AGENDA

You are hereby notified of the Rochester's Committee on Urban Design & Environment meeting to be held **THURSDAY, MAY 16, 2019 AT 11:30 AM IN ROOM 104, CITY HALL 201 FOURTH STREET SE, ROCHESTER, MN 55904.**

- A.** Administrative Business - 11:30 AM
 - 1. Call the Meeting to Order
 - 2. Approval of Meeting Minutes
 - 1. Meeting Minutes - April 18, 2019

- B.** Old Business - 11:40 AM
 - 1. UFMP - Jeff Habermann, City Forester
 - 2. CUDE Action Documents
 - 1. CUDE Final Correspondence
 - 3. As may be brought up by Members

- C.** New Business - 12:40 PM
 - 1. As may be brought up by Members

- D.** Adjourn



Rochester's Committee on Urban Design & Environment · 2122 Campus Drive SE, Suite 100 · Rochester, MN 55904

The Committee on Urban Design and Environment (CUDE) met at 11:30 AM on Thursday, April 18, 2019, in Conference Room 104, City Hall, 201 4th Street SE, Rochester, MN.

MEMBERS PRESENT-

- Paul Sims
- Barb Hudson
- Nicholas Dibble
- Bari Amadio
- Angela Gupta
- James Keller
- Alex Nelson
- Nick Queensland
- Marilyn Hansmann
- Penny Peterson

MEMBERS ABSENT –

- Hasan Mir
- Shruthi Naik
- Blaire Landon

STAFF ADVISORS PRESENT: Ms. Sandi Goslee; Principal Planner; Mr. Mark Engel, Supervisor of Current Planning Department; and Mr. Ben Griffith, Director of Rochester-Olmsted Planning Department

ADMINISTRATIVE BUSINESS

The meeting was called to order by Mr. Sims at 11:30 am.

Ms. Gupta asked about approving the January meeting minutes. Ms. Davis explained there is no audio is available for the January CUDE meeting. Mr. Sims asked for a motion to approve the agenda. Ms. Gupta expressed frustration with the layout of the agenda order and meeting development and asked for further clarification. Mr. Sims noted the item can be discussed later in the meeting.

Ms. Amadio made a motion to Set the Order of Agenda. Mr. Keller seconded. The motion carried unanimously.

Ms. Dibble made a motion to approve the March 21, 2019 meeting minutes. Ms. Amadio seconded. The motion carried unanimously.

PRESENTATION

Ms. Leslie Rivas with WSB & Associates started the presentation of the Eleven 02 Hotel final restricted development plan. Mr. Ebbie Nahjavani and Mr. Jake Odell were available via video conference. Ms. Rivas noted the developer is asking for CUDE's support for the final plan of the Eleven 02 hotel project. Mr. Nahjavani explained details of the final plan; amenities available; layout of the two brands of the hotel with floor designs on each side of the development; public space available; and stressed

how hard they have worked at keeping costs under control with environmentally friendly use and energy savings; glad to be part of the community.

Ms. Rivas pointed out the transition of the existing site into a new development with additional amenities; activate outdoor space; and landscaping with pavers along the development along 2nd Street and 11th Avenue.

Mr. Jake Bodell, FFKR, Architects, explained in detail the floor layouts; access for the retail businesses; the public useable areas of the hotel; the extended stay features for tenants of the hotel; and exterior design.

Ms. Rivas asked for any questions by CUDE members.

Ms. Hansmann asked if there is lawn area available for walking dogs.

Ms. Rivas noted there are native grasses along the back side of the hotel.

Mr. Nelson asked if hotel guests for both brands have access to the pool area and amenities.

Mr. Nahjavani explained the features which are available to the public and exclusive to the patrons of the hotel.

Discussion ensued among the Commission on their comments of the project; great project; public art option incorporated; environmental components for utilities; construction sustainability; green space; solar panels; appreciate the consideration for neighbors of the development; signage meeting ordinance standards; DMC guidelines being met; appreciate the developer listening to comments by CUDE; allowance for accessibility for bikes located along 2nd Street and 11th Avenue; and residents with disabilities having access to the hotel.

Ms. Hudson made the motion to send a letter of support of the Eleven 02 Hotel project. Mr. Keller seconded. The motion carried unanimously.

OLD BUSINESS

UFMP Update – Ms. Hudson provided an updated to the COW meeting presentation. The Council agreed to have CUDE create a Tree Preservation Ordinance, they were not interested in having an Urban Forest Master Plan first. She noted the Council has asked CUDE in the past to create a Tree Preservation Ordinance and want to know how long it will take create. She noted the need for the inventory; however, the council was not concerned with an inventory.

Mr. Sims explained his interpretation of the direction of the city Council for the Tree Preservation Ordinance.

Ms. Goslee spoke on the interim tree preservation ordinance; it could be put into place until a final version is created.

Mr. Sims suggested a course of action by a task force to create some type of interim plan and have it reviewed at the next CUDE meeting. Discussion ensued on how to move forward with the direction given by City Council; included Jeff Haberman, City Forester with the creation of the document; and Ms. Hudson and Ms. Gupta. Mr. Sims noted that Councilmember Palmer and Councilmember Campion voiced interest in the drafting process of the Ordinance.

Mr. Sims asked for motion to allow the task force to move forward with the interim tree ordinance.

Mr. Keller made a motion to move forward with the creation of an interim tree ordinance by the Urban Forest Task Force and assistance by Mr. Haberman, City Forester. Ms. Amadio seconded. The motion carried unanimously.

The By-Laws will be discussed as updates are received from the Mayor's office.

NEW BUSINESS

Ms. Gupta asked about the procedure for two letters of support which had been reviewed CUDE (1) letter of support for Townplace Suites; and (2) the letter to the Rochester Public School Task Force.

Ms. Davis noted she did not have information on the letter to RPS; but the letter of support for Townplace Suites was submitted with the Council packet. She will mail the RPS letter as directed by CUDE.

Discussion on the procedure for letters prepared by CUDE. It was the consensus of CUDE to include all letters in the future be included in their next meeting packets; and an email stating "all CUDE members have approved" as a close out to the correspondence.

Ms. Gupta had a hand out on board responsibilities; and discussion on time keeping for presentations took place.

Ms. Amadio made the motion to adjourn. Mr. Keller seconded. The meeting was adjourned at 1:00 pm.



March 25, 2019

Rochester Public School District #535
Facilities Task Force
Superintendent Michael Munoz
615 7th Street SW
Rochester MN 55902

Dear Mr. Munoz,

The City of Rochester's Committee on Urban Design and Environment's (CUDE) mission is to maintain and improve the appearance, function and environmental quality of the community through investigation and development of appropriate policies and strategies. Our membership consists of members of the design community, arts groups, other city boards, entrepreneurs and the public at large.

We see that Rochester Public Schools is moving forward with a major expansion initiative. In support of your efforts, CUDE is offering its talents to help you hone the transportation, accessibility, environmental and urban features associated with these projects through review and comment.

Thank you for your consideration.

CC Kevin Bright, DMC

From: [CARLSON, JOHN](#)
To: "[Kevin Bright](#)"; [Davis Beth](#); [SHERDEN, SCOTT](#)
Subject: RE: CUDE Services Letter
Date: Friday, May 3, 2019 9:11:13 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Kevin,

Thanks for reaching out. At this point we are very early in the process and we have not done any designing. We have determined what kind of schools need to be built and where they should be built. However, we don't have plans to hire architects for actual design until the referendum passes. The referendum is scheduled for November 5th and I am hopeful it will pass on the first try.

John Carlson
Executive Director of Finance
Rochester Public Schools

Office: 507-328-4210
 Mobile: 507-358-5264
 Email: jocarlson@rochester.k12.mn.us



From: Kevin Bright <kevinbright@dmceda.org>
Sent: Tuesday, April 23, 2019 2:22 PM
To: [Davis Beth <davis.beth@CO.OLMSTED.MN.US>](mailto:davis.beth@CO.OLMSTED.MN.US); [SHERDEN, SCOTT <SCSHERDEN@rochester.k12.mn.us>](#); [CARLSON, JOHN <JOCARLSON@rochester.k12.mn.us>](#)
Subject: RE: CUDE Services Letter

I'm happy to assist as its helpful to RPS as well in my role as Energy and Sustainability Director for the City of Rochester and the DMC EDA.

If the projects are pursuing state bonding, which I believe they are, they are required to meet the state's B3 guidelines, which include a range of sustainability design goals. I think if this information could be shared with CUDE, that would help start a conversation, or help them understand the base elements that are being integrated into the design process for the projects.

If its helpful to speak in person, I would be happy to do that too!

Thanks!
 Kevin

From: Davis Beth <davis.beth@CO.OLMSTED.MN.US>
Sent: Tuesday, April 23, 2019 9:00 AM
To: scsherden@rochester.k12.mn.us; JoCarlson@rochester.k12.mn.us; Kevin Bright
<kevinbright@dmceda.org>
Subject: CUDE Services Letter

Please see the attached letter from Committee on Urban Design and Environment.

Beth A Davis
Clerk Specialist III
Rochester-Olmsted Planning Department ~ 2122 Campus Drive SE #100 ~
Rochester MN 55904 ~ 507.328.7103

You Have to Climb the Mountain To Enjoy the View

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April 22, 2019

To: Members of City of Rochester Planning and Zoning Commission, Rochester City Council and the Mayor of Rochester

CUDE welcomed the design and development team responsible for the Eleven 02 Hotel – Final Restrictive Plan Proposal. The team shared an updated building design and requested feedback and support from CUDE.

The hotel project is proposed for the corner of 2nd Street SW at 11 Ave SW on the site of the former Virgil's Auto Repair. Two hotel brands will occupy a building with five stories above grade and two levels of parking below. The hotels each have a commitment to using environmentally friendly materials and to healthy living and fitness. Grade level retail space is planned for a future restaurant.

The design has changed considerably from its last visit to CUDE and its new form gained much praise from CUDE members. In particular the group noted:

- Smart storm water strategy with the use of landscaping and permeable pavers.
- Pet friendly business and inclusion of a watering station on 1st Street.
- Overall good use of high quality materials with consistent level of finish on all four facades.
- Use of energy saving lighting and mechanical systems along with a rain screen wall design.
- Access to multiple modes of transportation.
- Abundant bicycle facilities for guests and staff.

Some areas for further refinement as the design is finalized include:

- Opportunity for a public art piece.
- A finessed approach to signage design.

This design team has worked hard to make this project a reality and stay within the guidelines set forth by DMC. CUDE encourages support of this project going forward.