

# Additional Employee Shuttle Parking Lot

Mayo Clinic  
5/30/2023



# Overview

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# Introduction

**Kimley-Horn:** Jason Scrimshaw, P.E.  
Project Manager, Civil Engineer

**Mayo Clinic:** Christopher Stenzel, CSPO  
Project Manager, Facilities Project Services



**Kimley»»Horn**

**MAYO  
CLINIC**

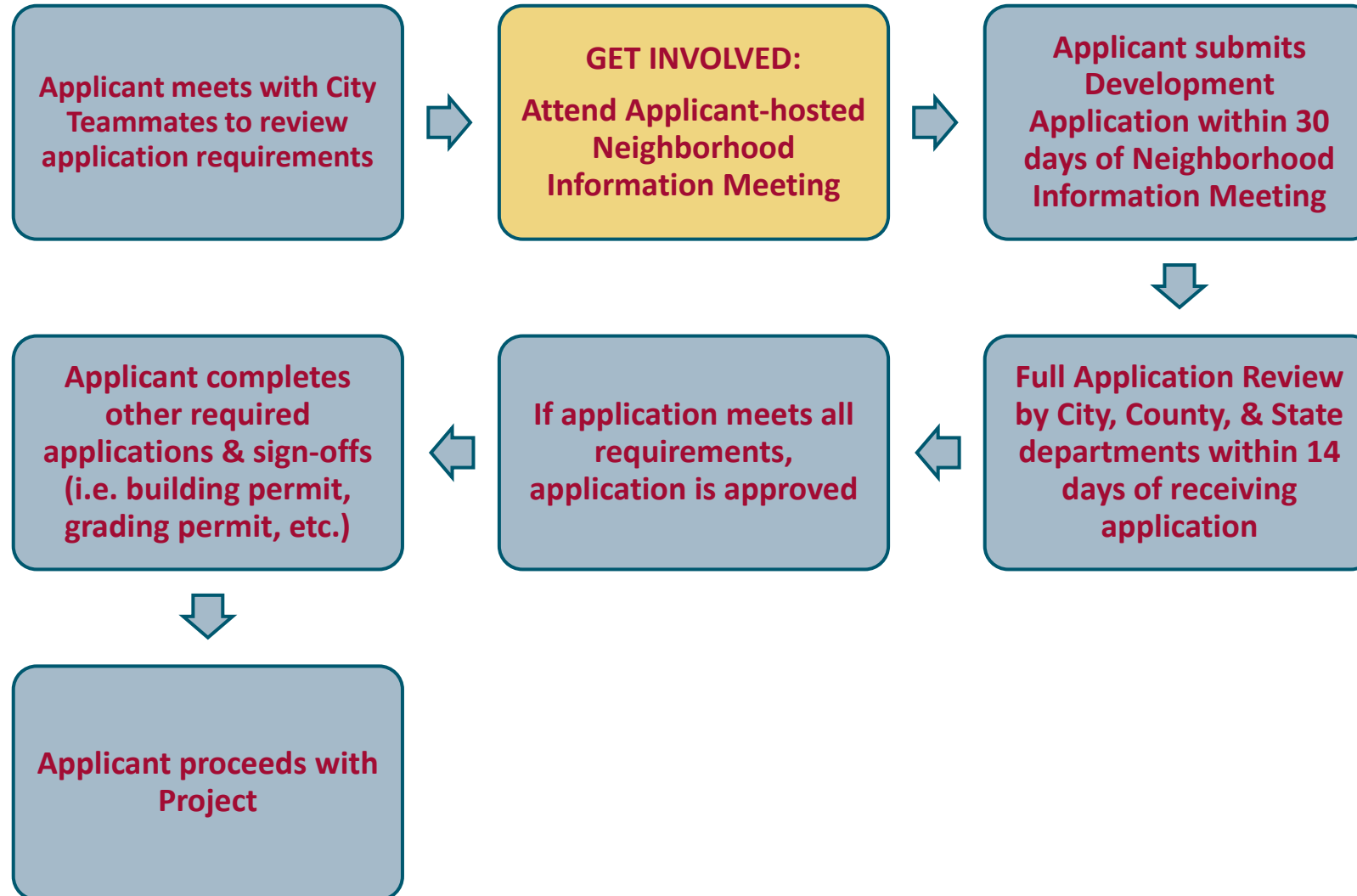




# About Our Project

Mayo Clinic is planning the expansion of a surface parking lot on their Support Center Campus located at 4001 41<sup>st</sup> Street NW in Rochester, MN. This project proposes 640 additional parking spaces to be used for Mayo Clinic's off-site shuttle system. This additional parking will support the West Transit Village planned in partnership with the future Link Transit system.

# The Application Process



# Site Plan

## Zone District:

- MX-C
  - Mixed Use Center

## Use Regulation:

- Parking Lot
  - Approved Use





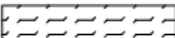
## Development Standards:

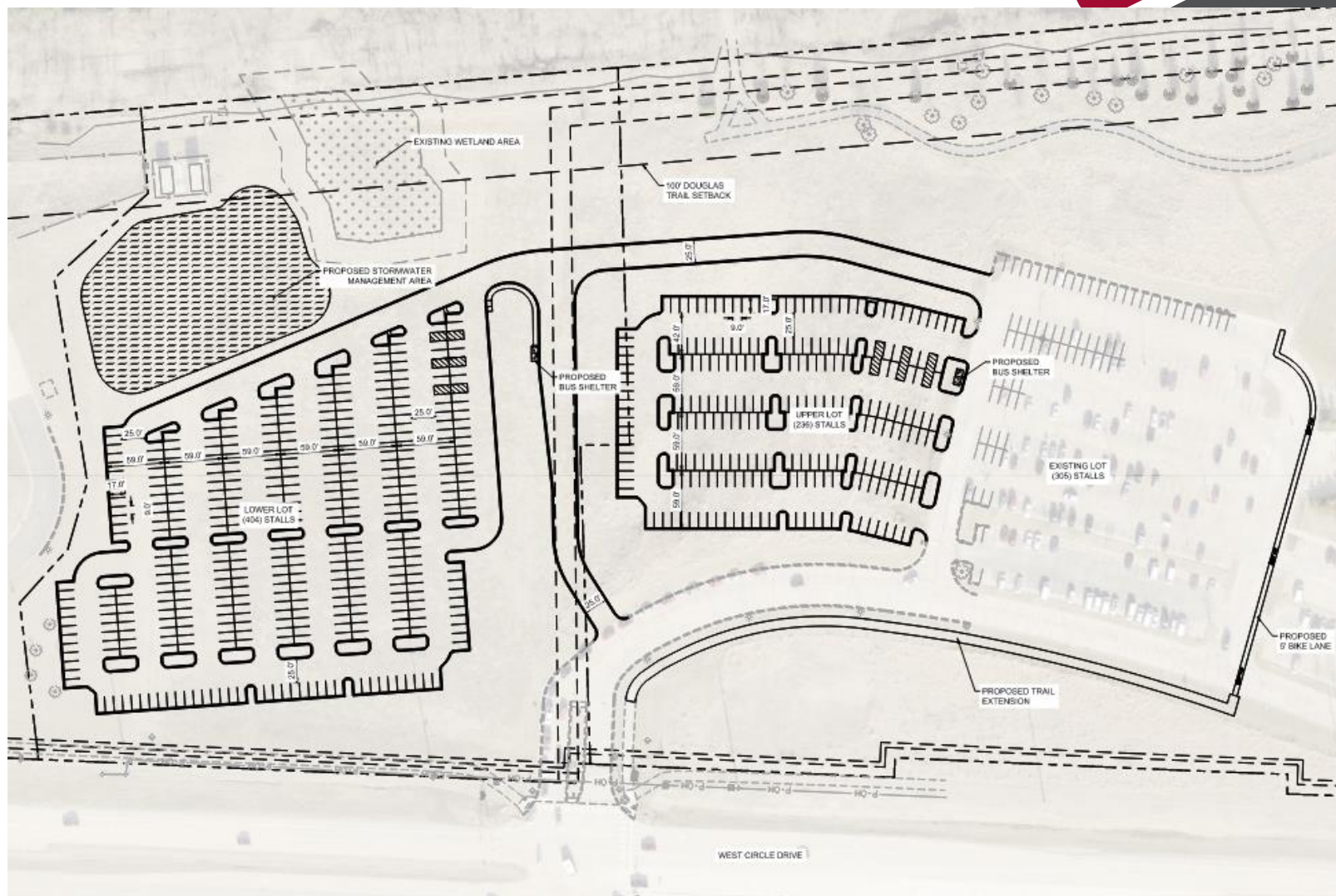
- Lot Dimensions: None
- Building Setbacks
  - Front: 15'
  - Rear: 7'

## Parking Count:

- 640 Additional Stalls

### LEGEND

	PROPERTY LINE
	PROPOSED CURB AND GUTTER
	SETBACK LINE
	PROPOSED CONCRETE SIDEWALK, SEE C401, INSET A
	PROPOSED STORMWATER MANAGEMENT AREA



# Landscape Plan

Tree count:

- 79 trees at code minimum

Shrub count:

- 236 shrubs at code minimum



LITTLE DEVIL NINEBARK

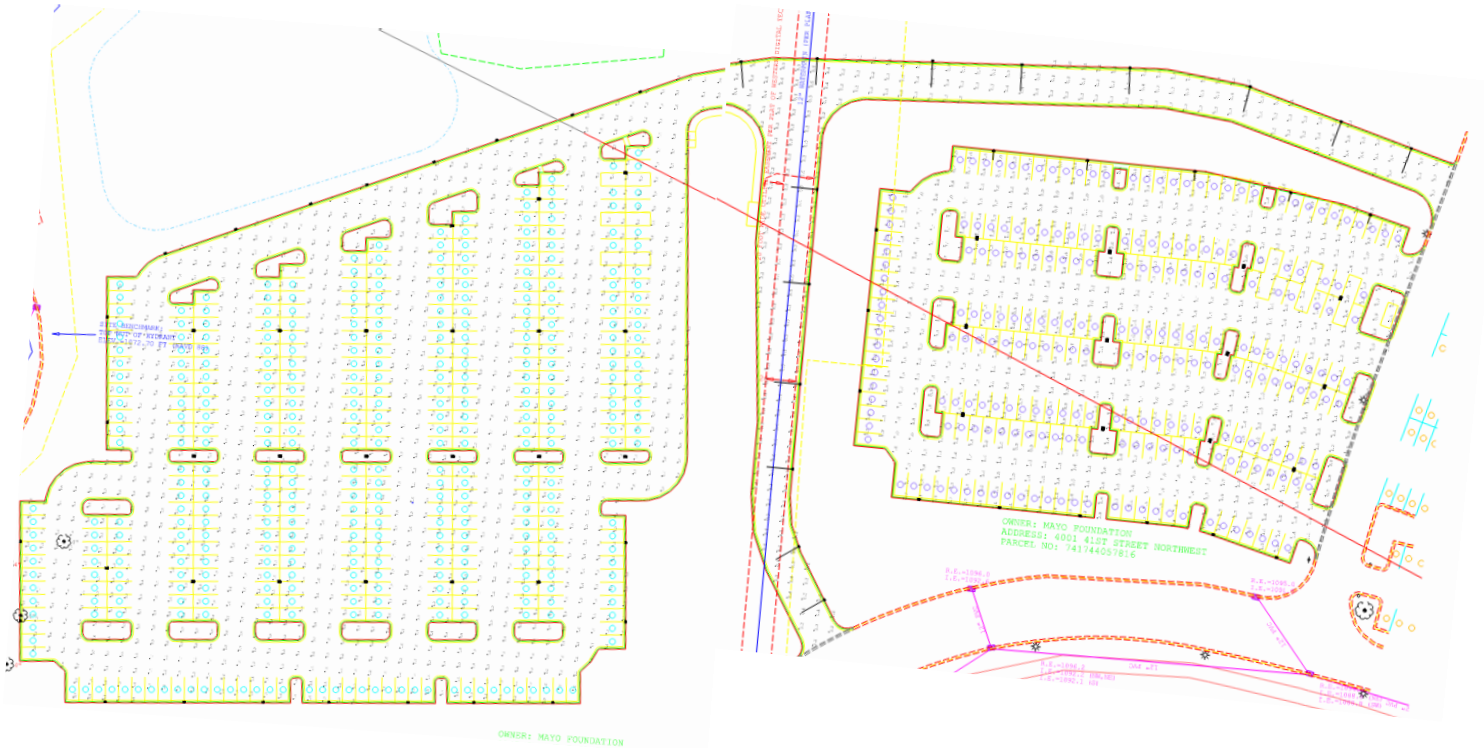


GRO-LOW FRAGRANT SUMAC



PLANT KEY		
CONIFEROUS TREE		
CODE	COMMON NAME	
BHS	BLACK HILLS SPRUCE	
ERC	EASTERN RED CEDAR	
WHP	WHITE PINE	
ORNAMENTAL TREE		
CODE	COMMON NAME	
PRC	PIRAIRIE ROSE CRABAPPLE	
QUA	QUAKING ASPEN	
OVERSTORY TREE		
CODE	COMMON NAME	
BOL	BOULEVARD LINDEN	
DCE	DISCOVERY ELM	
HCK	COMMON HACKBERRY	
IHL	IMPERIAL HONEYLOCUST	
KCY	ESPRESSO KENTUCKY COFFEETREE	
NPO	NORTHERN PIN OAK	
CONIFEROUS SHRUBS		
CODE	COMMON NAME	
GOJ	GREY OWL JUNIPER	
DECIDUOUS SHRUBS		
CODE	COMMON NAME	
ANH	ANNABELLE HYDRANGEA	
BLC	IROQUOIS BEAUTY BLACK CHOKEBERRY	
DBH	DWARF BUSH HONEYSUCKLE	
GLS	GRO-LOW FRAGRANT SUMAC	
LDN	LITTLE DEVIL NINEBARK	

# Photometric Plan



## Site Lighting:

- Pole-Mounted Fixtures
  - 18' Pole Maximum
  - 3000K Color Temperature
  - 5000 lumens max per fixture
  - 50,000 lumens max per acre
- Footcandle Targets
  - Parking: 1.0 fc Average
  - Roadway: 0.5 fc Average
  - Uniformity: 15:1 Max/Min

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking_1	Illuminance	Fc	1.15	2.1	0.5	2.30	4.20
Parking_2	Illuminance	Fc	1.06	2.1	0.2	5.30	10.50
Roadway	Illuminance	Fc	0.30	0.6	0.0	N.A.	N.A.



# Traffic Impacts

- The proposed employee shuttle parking lot is anticipated to generate 280 trips in the AM peak hour and 350 trips in the PM peak hour.
- W Circle Drive and the adjacent intersections to the site have adequate capacity to accommodate the additional site traffic. It is anticipated that all study area intersections will operate at an acceptable level of service.
- No geometric mitigation is required as a result of the additional traffic.

# Q&A

