

#1125 ROCHESTER MN COSTCO WHOLESALE LIQUOR SALES ADDITION



September 05, 2023



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Introduction

MG2 is an Architecture firm based out of Seattle, with offices throughout the country, serving a range of clients. MG2 operates seamlessly across three markets and six offices with a team of strategists, creatives, and technical experts to solve problems, design and build solutions, and to bring our clients visions to life. MG2 works with an established, collaborative network of external partners, such as Costco, to create standards, specifications, prototype design solutions and project management tools.



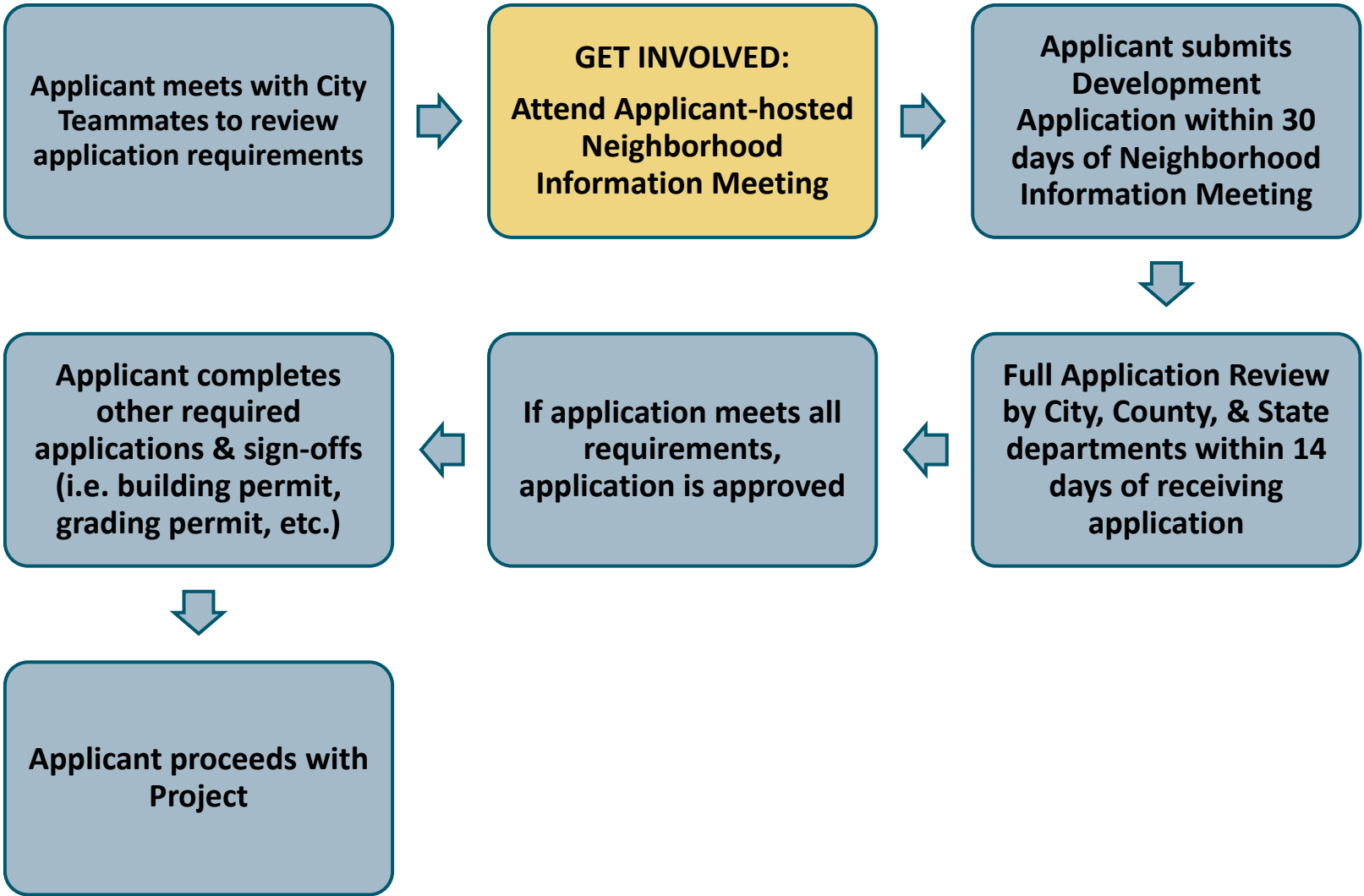
About our Project

Opened in 2023, this existing Costco Wholesale is located on 2020 Commerce Drive NW, Rochester MN.

This Costco expansion will only impact the existing Liquor Sales, to allow for more sales floor and storage capacity. Building performance of the existing building is still performing and this scope of work is primarily focused around expanding the existing shell while keeping the existing unisex restroom.

The scope of work will include exterior site work, new exterior walls, additional racking, and replacing fire egress door. The exterior façade will match what is existing, shifting the Exterior sign plan left slightly. Demolition will be of the plan north exterior wall and expanding the Liquor Sales to 6,998 sf total, raising the new roof level to 28'-6". This will result in the removal of 5 existing parking stalls and addition of 690 sf of sidewalk paving. No existing landscaping will be impacted.

The Application Process



Site Plan

Existing Costco Warehouse is located on a 16.71-acre site, with an existing building height of 34'-0" AFF. Total parking stalls after expansion will be 739 stalls (including 16 accessible spots), after losing 5 existing stalls.



Building Elevation

The addition will keep the existing color and material palette of the original Costco building. Only exterior changes are the raised roof of the Liquor store to be 28'6" AFF, to allow more internal storage. Construction of addition will be CMU to match adjacent finishes.

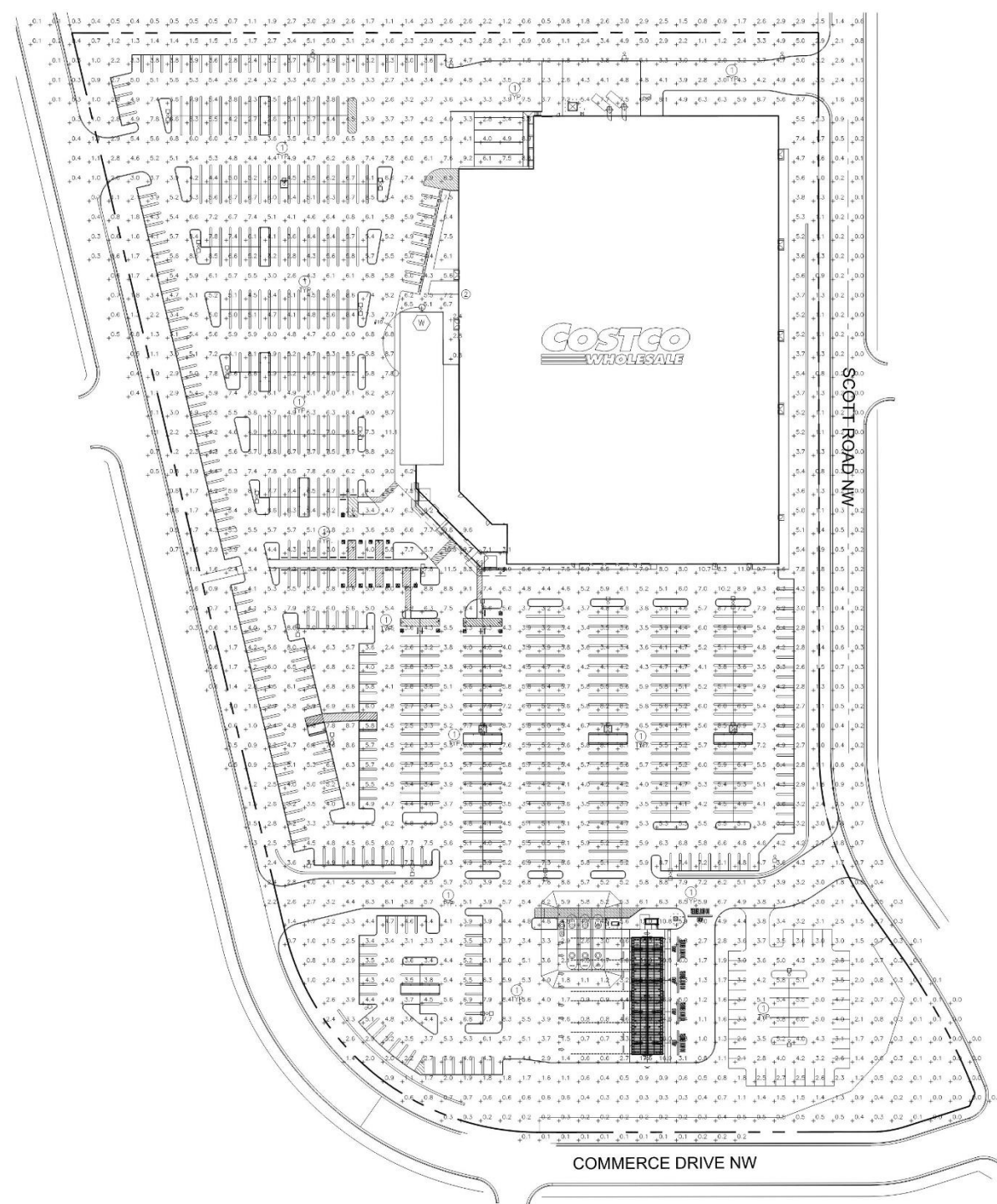
* Existing building is half tone to highlight the addition.



** EXISTING BUILDING SCREENED BACK 50% TO HIGHLIGHT ADDITION / ENHANCEMENTS

Photometric Plan

Existing lighting levels are staying unchanged. Only updates are an additional exterior light fixture on the addition and replacing the exterior light on the plan north wall of the Liquor Sales.



Traffic Impacts

This construction will only remove 5 existing spaces and will have no impacts on traffic.

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).