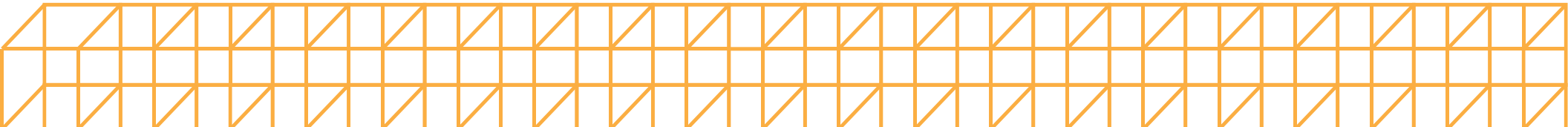

North Parking Ramp

Presented by WSB

July 30, 2024





Overview



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

Introductions



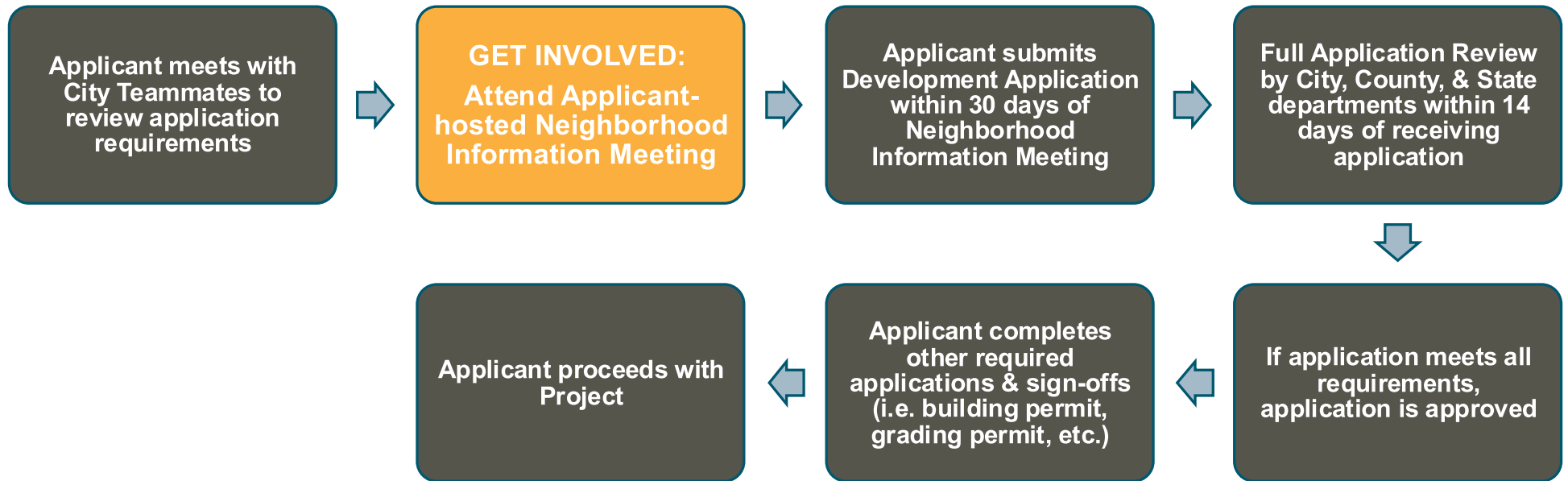
- Mayo Clinic
 - Chris Stenzel
 - Ilaya Hopkins
- WSB
 - Brian Frank
 - Andy Masterpole
- Walker Consultants
 - Scott Froemming
 - Kevin Waters
- Foster + Partners
 - Chris West
 - Jorge Pereira

About Our Project

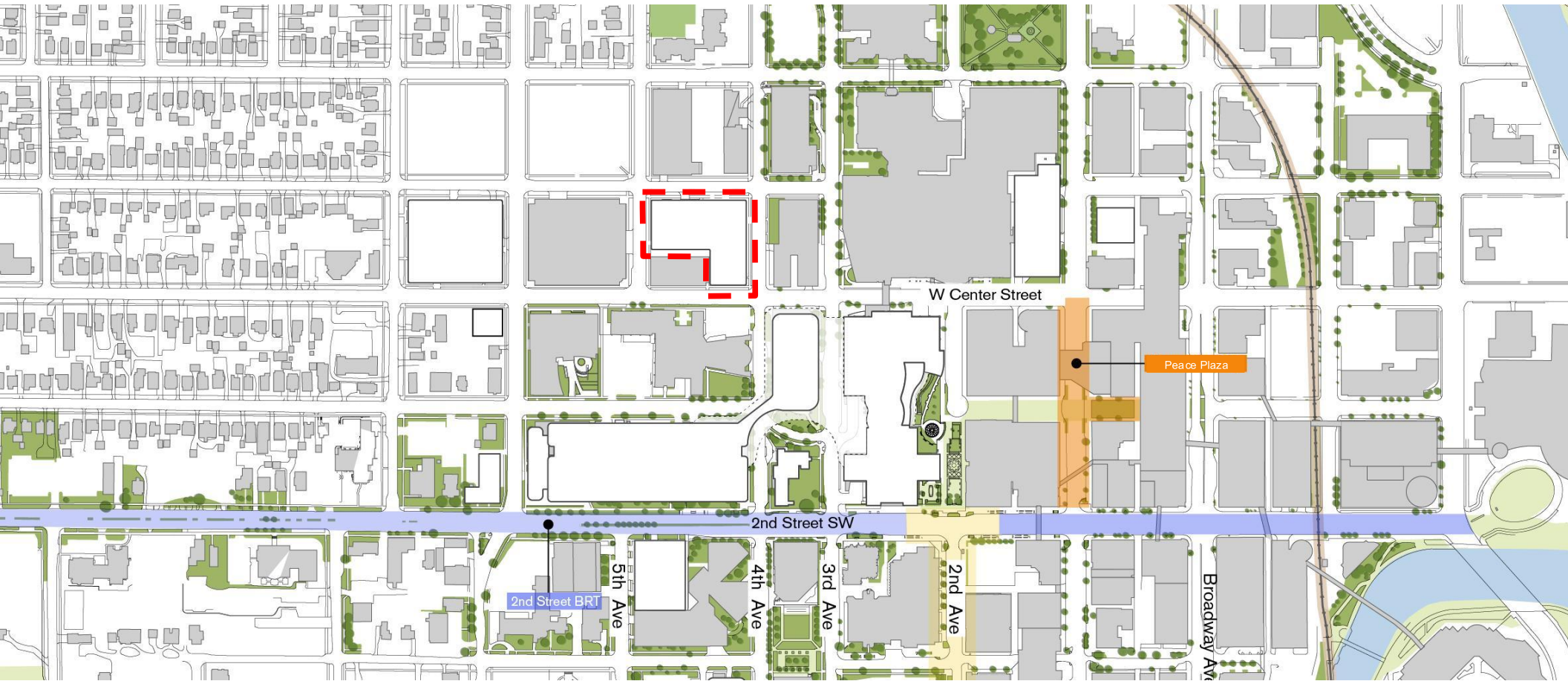


- The new Mayo Clinic North Parking Ramp will be situated in Downtown Rochester at the intersection of Center Street and 4th Ave NW. It will have the capacity for approximately 800 car parking spots in 330,000 square feet over 7 levels.
- Exits will be available both on the street and pedestrian subway levels, providing multiple connections to the new clinical buildings.
- Vehicles will enter the patient drop off area from 4th Ave NW. Following drop-off, vehicles can access the parking ramp internally or exit at 1st Street NW.
- Vehicles will enter the parking ramp from 1st. Street NW and exit at 5th Ave. NW
- Pedestrian access points will be located at 5th Ave NW, 1st Street NW, and 4th Ave NW.
- The North Parking landscape plan aims to establish a high-quality urban green envelope along the perimeter of the ramp, featuring unified paving, raised planters, canopy trees, lush understory plantings, and comfortable street furniture.
- The North Parking Ramp is clad in a tubular aluminum system that screens the view to parked vehicles while allowing the necessarily natural ventilation and lighting to enhance the experience for the patients and visitors parking in the facility.

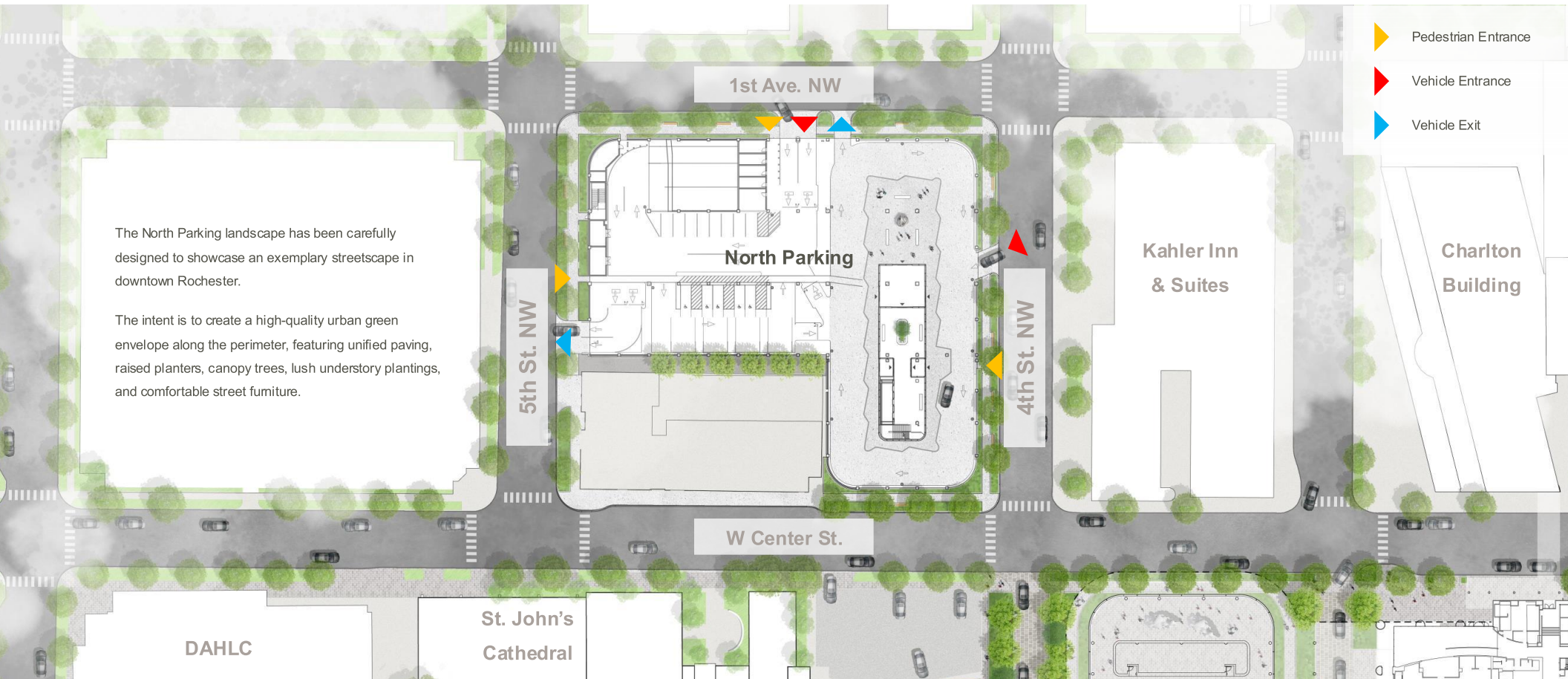
The Application Process



Site Location

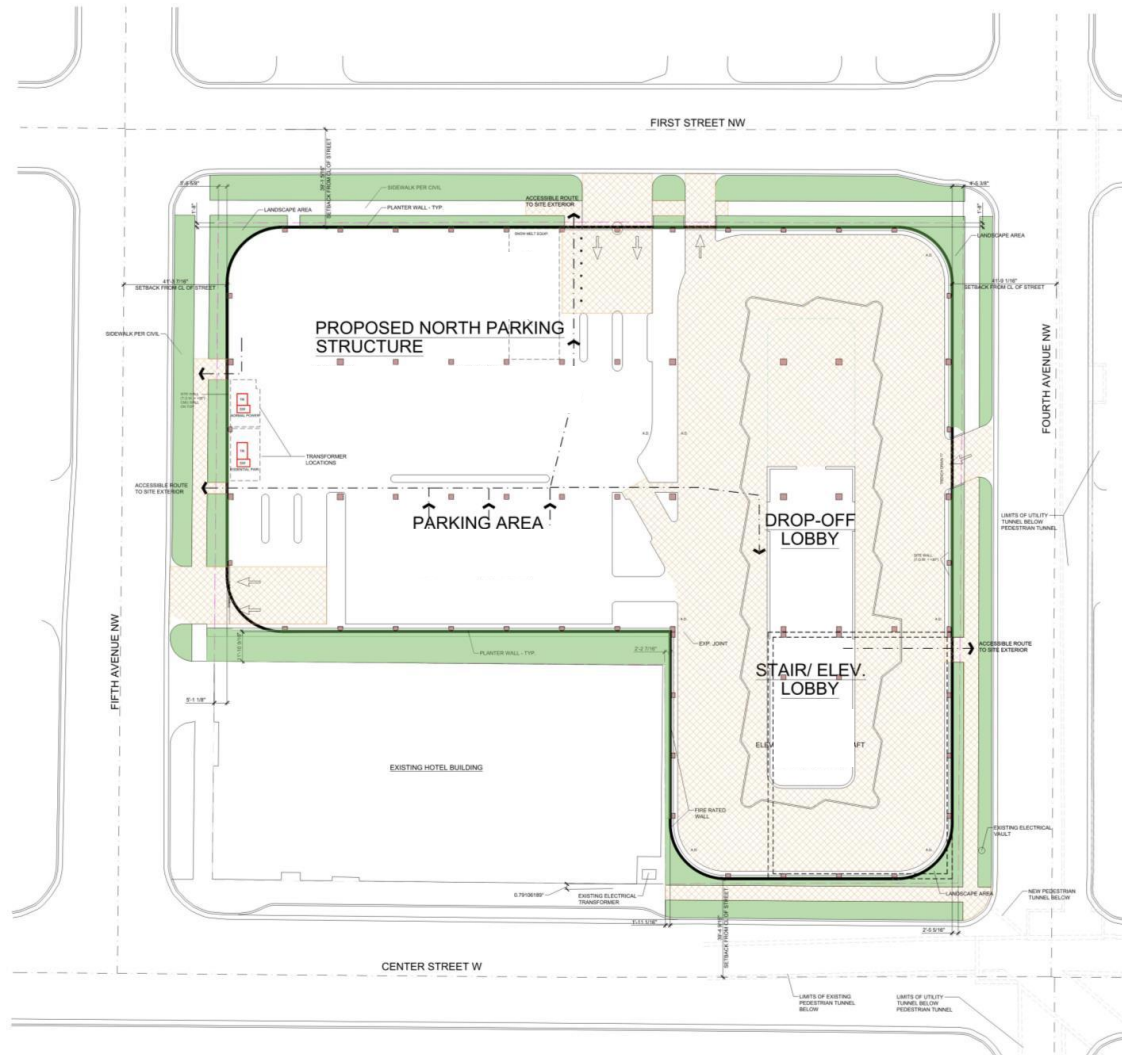


Site Plan



Site Plan

Height	85 ft
Setbacks	refer to drawing
FAR	5.43
Parking	800 spaces
Building area	330,000 sqft



Landscape Plan

Soft Landscape Strategy



Mix 1



Allium sphaerocephalon



Asclepias syriaca



Buxus sempervirens



Calamagrostis x acutiflora



Echinacea purpurea



Eupatorium perfoliatum



Hydrangea quercifolia



Liatris spicata



Pinus mugo 'slowmound'



Solidago speciosa

Mix 2



Allium sphaerocephalon



Asclepias tuberosa



Calamagrostis x acutiflora 'Overdam'



Echinacea purpurea



Echinacea alba



Lupinus perennis

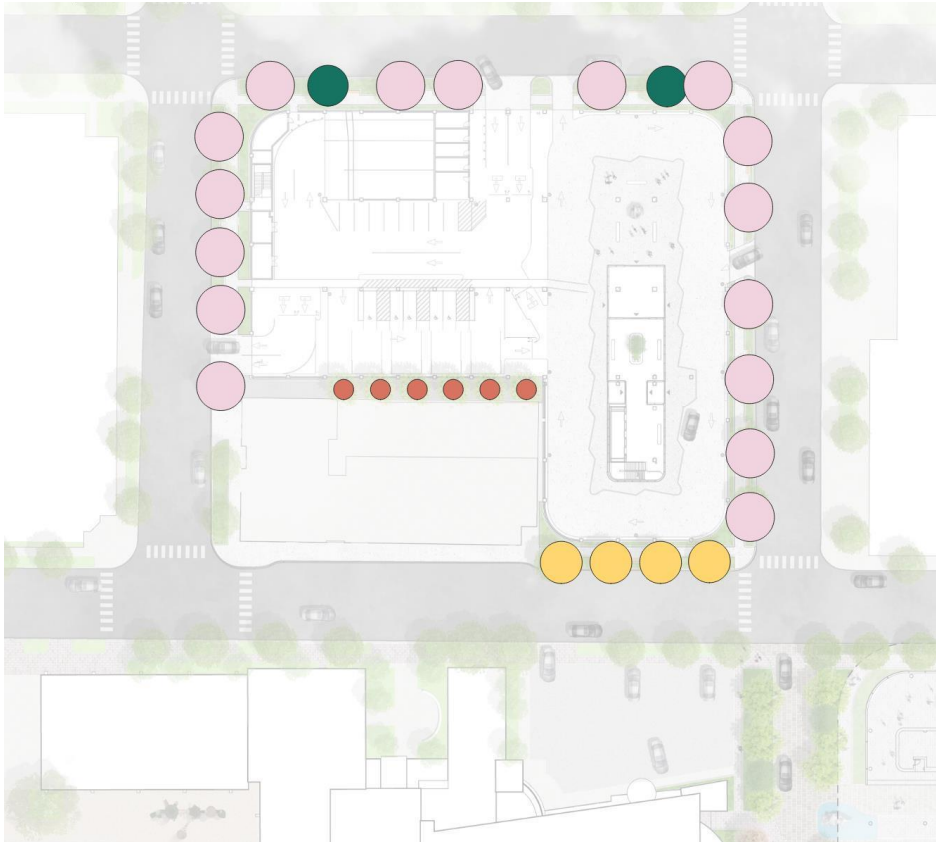


Monarda fistulosa



Pinus mugo 'slowmound'

Landscape Plan



Proposed Tree Planting



Betula platyphylla 'Fargo'



Ginkgo biloba



Gymnocladus dioica

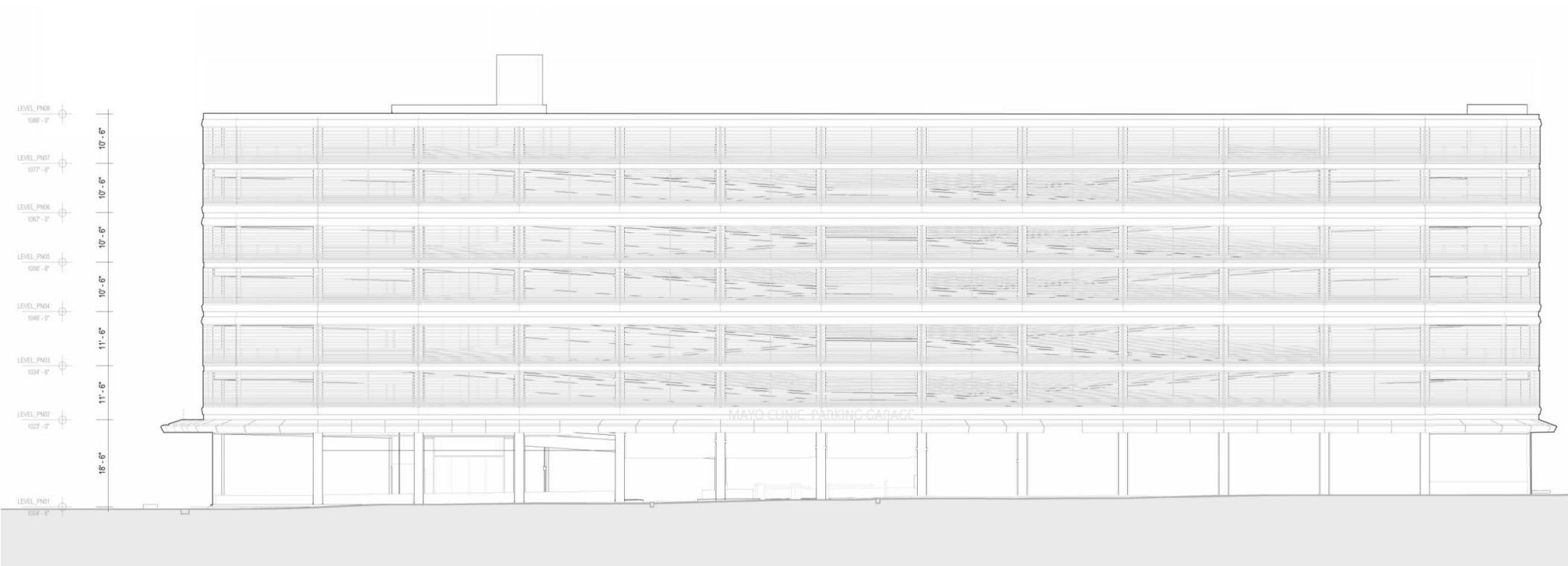
Legend

- Existing trees to be retained
- Betula platyphylla 'Fargo'
- Ginkgo biloba
- Gymnocladus dioica

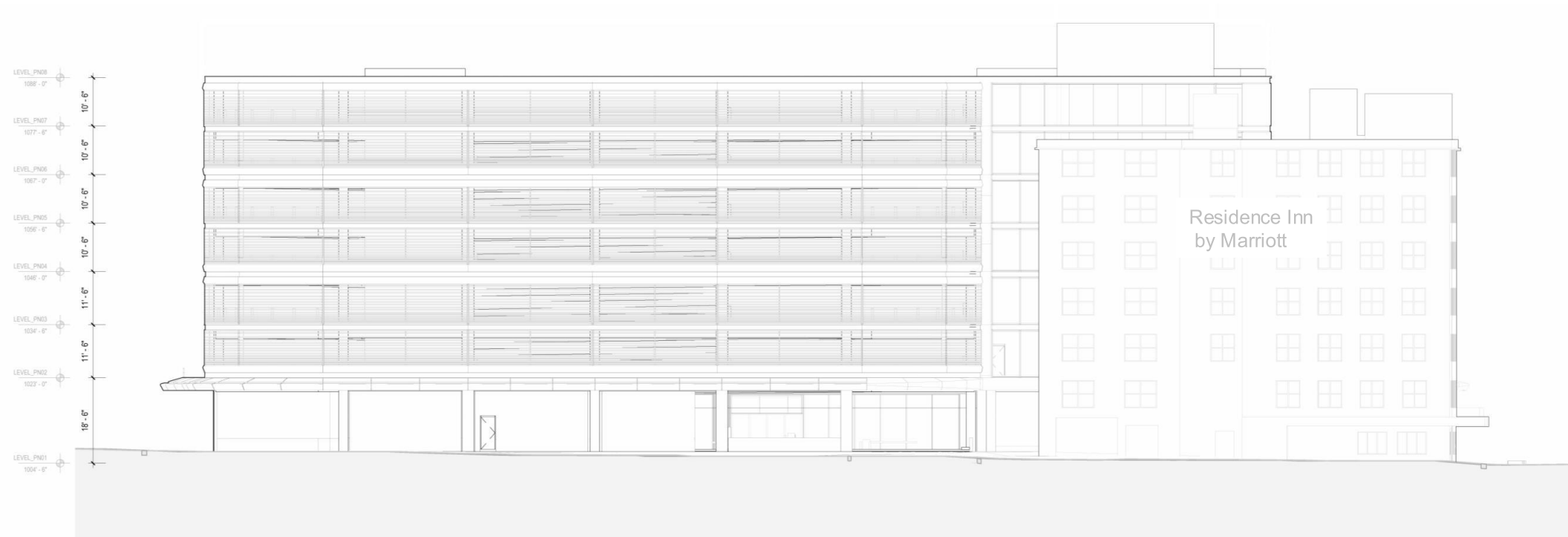
East Elevation



North Elevation



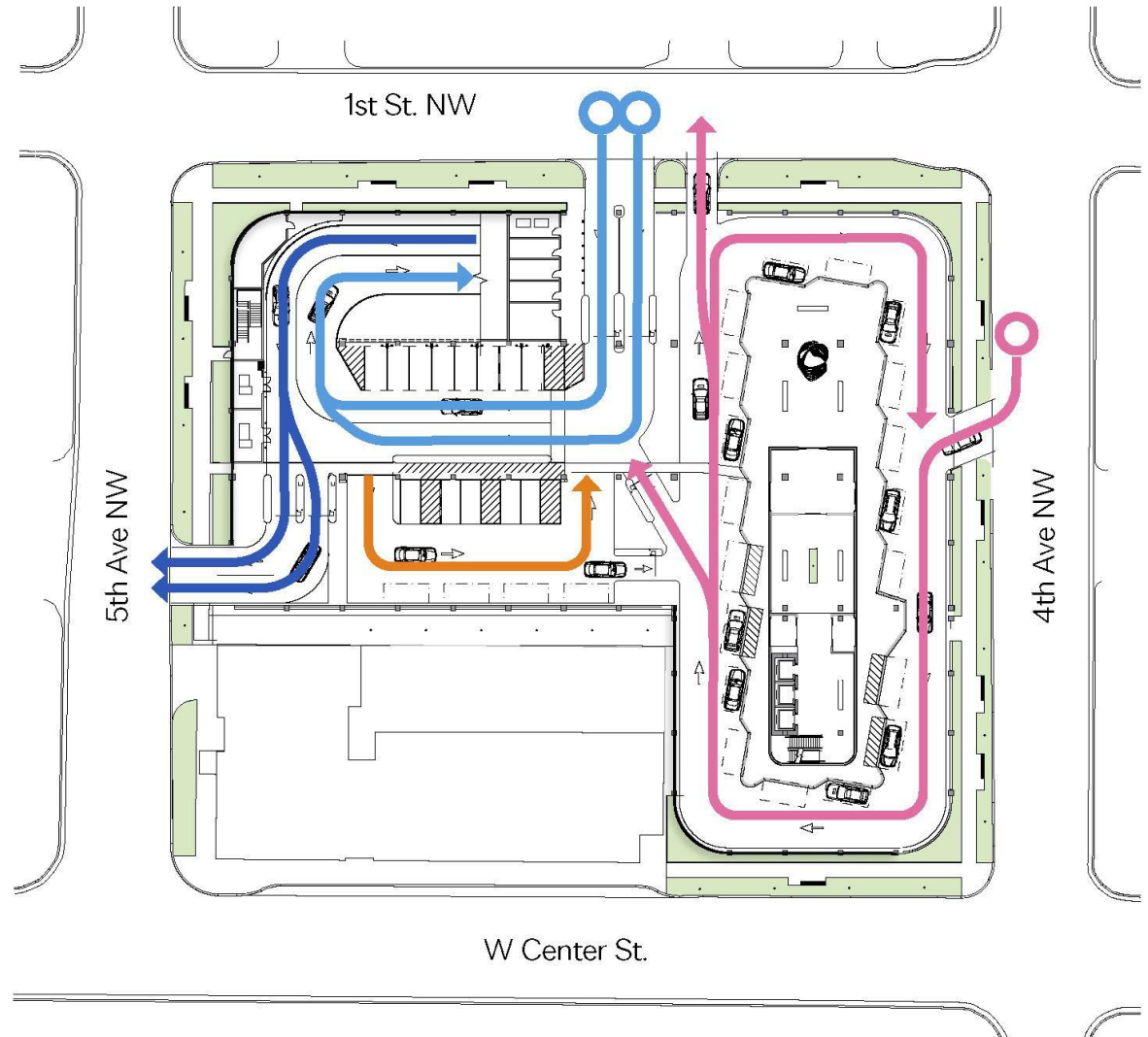
West Elevation



Traffic Impacts

- Drop-off entrance is from southbound 4th Ave. NW
- Following drop-off, vehicles can enter the parking ramp internally OR exit onto 1st Street NW
- Vehicles enter parking ramp from 1st Street NW and exit onto 5th Ave NW
- Pedestrians can enter from 1st Street NW, 4th Ave NW, and 5th Ave NW
- A long-range traffic study has been completed and conditionally approved which included this parcel

-  Drop-off access
-  Parking IN
-  Parking OUT
-  Internal connector



Q&A





Still have Questions?



For questions regarding this project's application process, contact the City of Rochester's Community Development Department via email at communitydevelopment@rochestermn.gov or via phone 507.328.2600



THANK YOU



Foster + Partners

CANNONDESIGN



WALKER
CONSULTANTS

