

Prospect Utility Plant Expansion

08/27/24

Overview

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 - Site Plan
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- Q&A

Introductions



- Mayo Clinic
 - Jack Rol
 - Brett Gorden
 - Ilaya Hopkins
 - Erin Sexton
- WSB
 - Brian Frank
 - Andy Masterpole

- Burns & McDonnell
 - Chris Bowman
 - Nicholas Rauth
 - Cole Luke
 - Laura Nies
 - Chris Fields

About Our Project



- The site is bounded by Civic Center Drive NW, 3rd Street NW, 3rd Avenue NW, 1st Avenue NW
- Zoning District: Mixed Use Downtown Fringe (MXD-FR)
- Overlay District: Medical Institutional Campus Special District
- Land Use: Utility, Minor (permitted)
- Included in the last three cycles of Mayo Clinic's 5-year plan, which is reviewed and endorsed by the City of Rochester
- Connected directly to the existing Prospect Utility Plant
- Necessary to meet long-term energy needs of Mayo Clinic
- Includes the capacity to supply chilled water, steam, and essential power to existing and future buildings.

The Application Process



Applicant meets with City Teammates to review application requirements



GET INVOLVED:

Attend Applicanthosted Neighborhood Information Meeting



Applicant submits
Development Application
within 30 days of
Neighborhood
Information Meeting



Full Application Review by City, County, & State departments within 14 days of receiving application



Applicant proceeds with Project



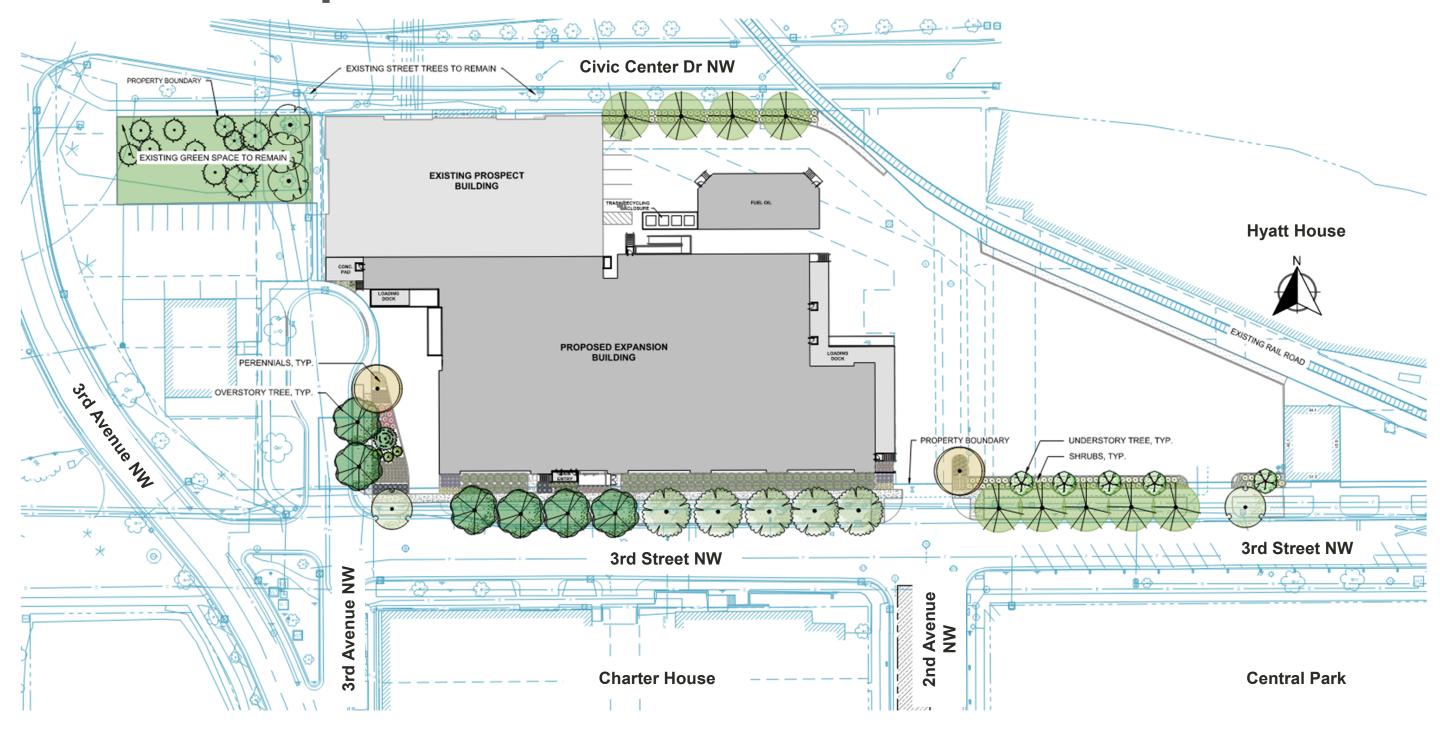
Applicant completes other required applications & sign-offs (i.e. building permit, grading permit, etc.)



If application meets all requirements, application is approved

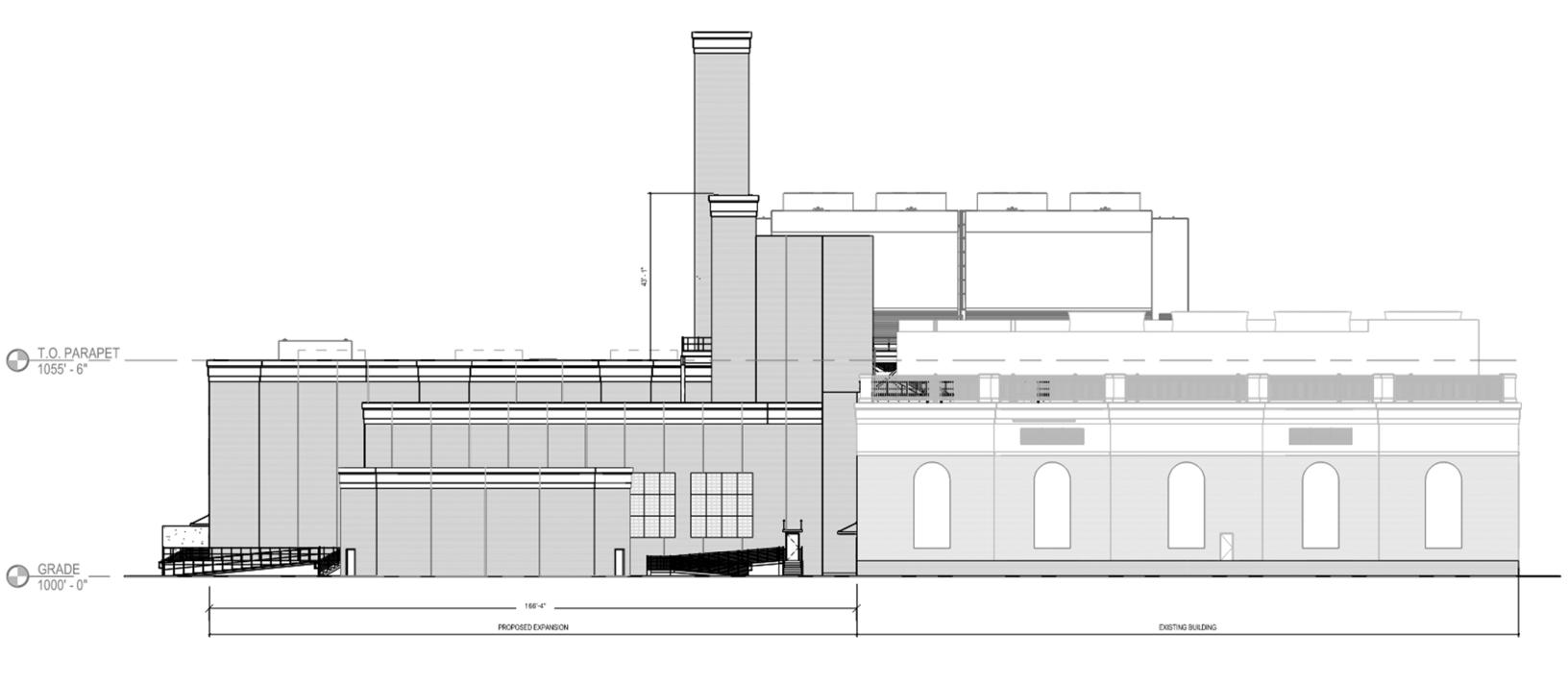
Site Plan (H) (H) (H) **Civic Center Dr NW** Existing Prospect Building **Hyatt House Proposed Expansion** Building Possible Additional **Parking** 3rd Street NW **3rd Street NW** 2nd Avenue NW 3rd Avenue **Central Park Charter House**

Landscape Plan

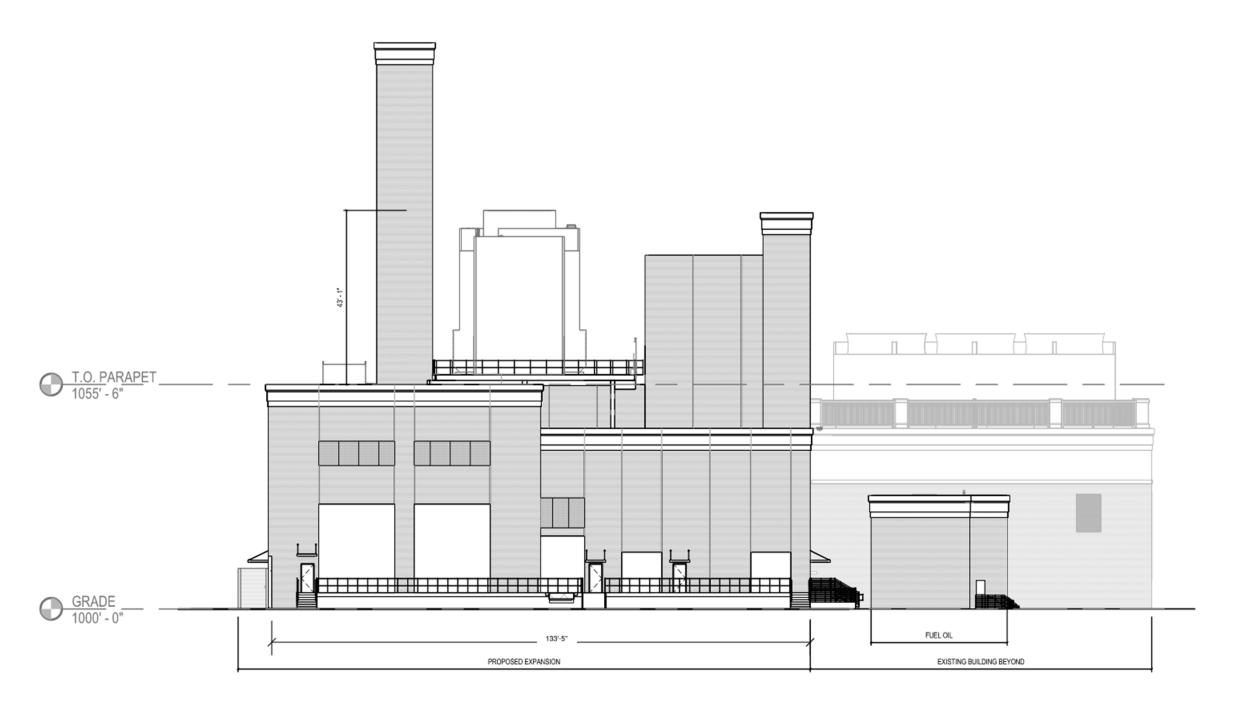


North Elevation



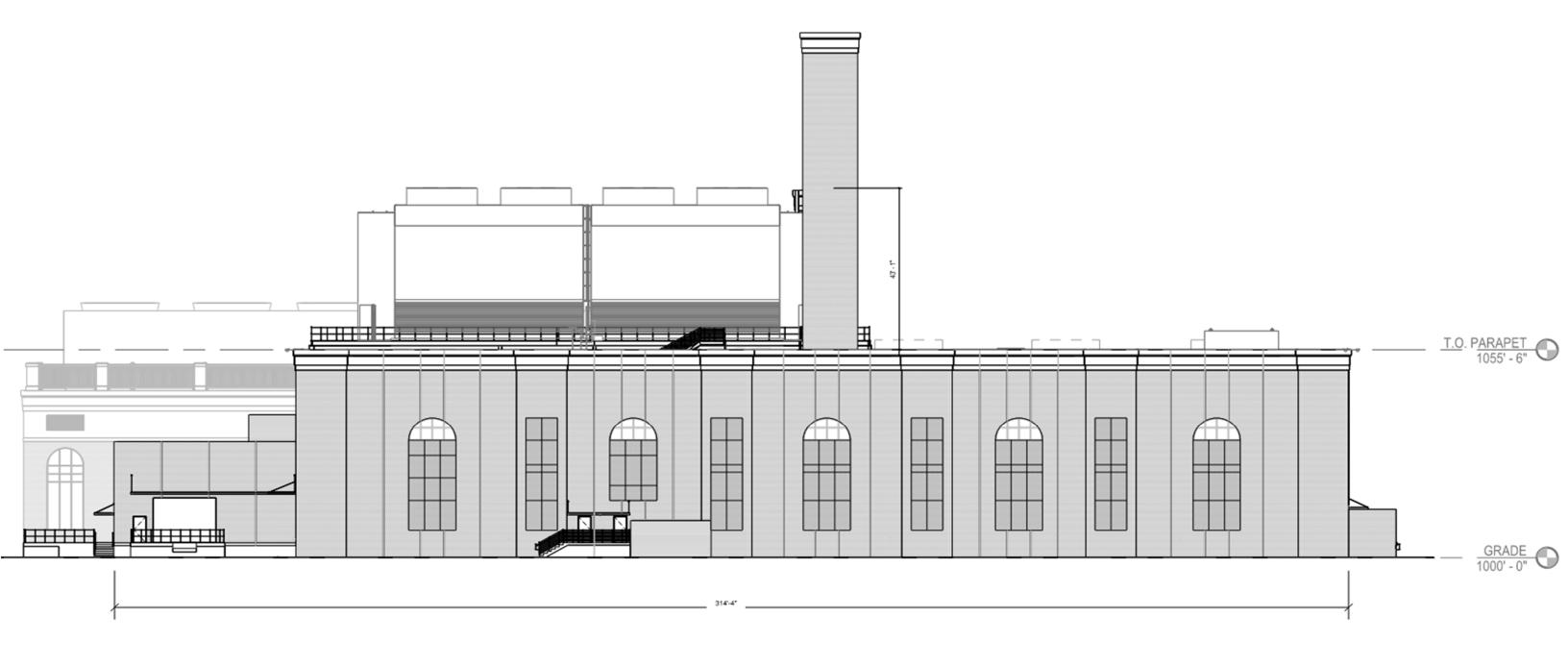


East Elevation

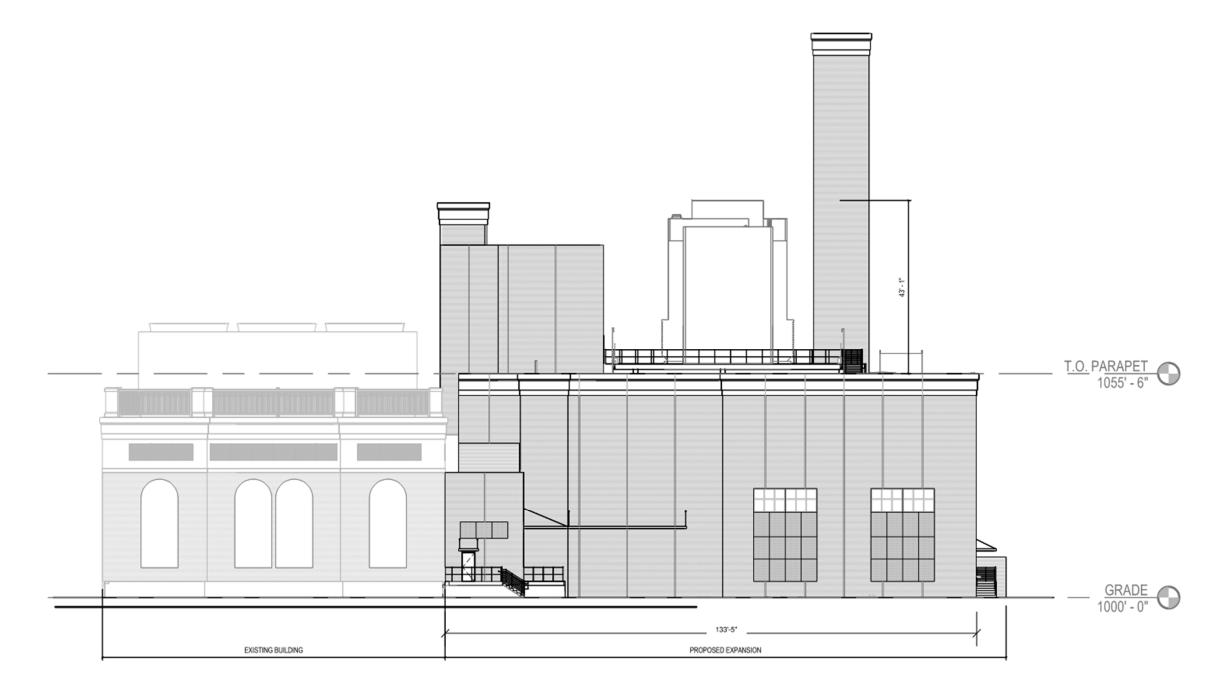


South Elevation



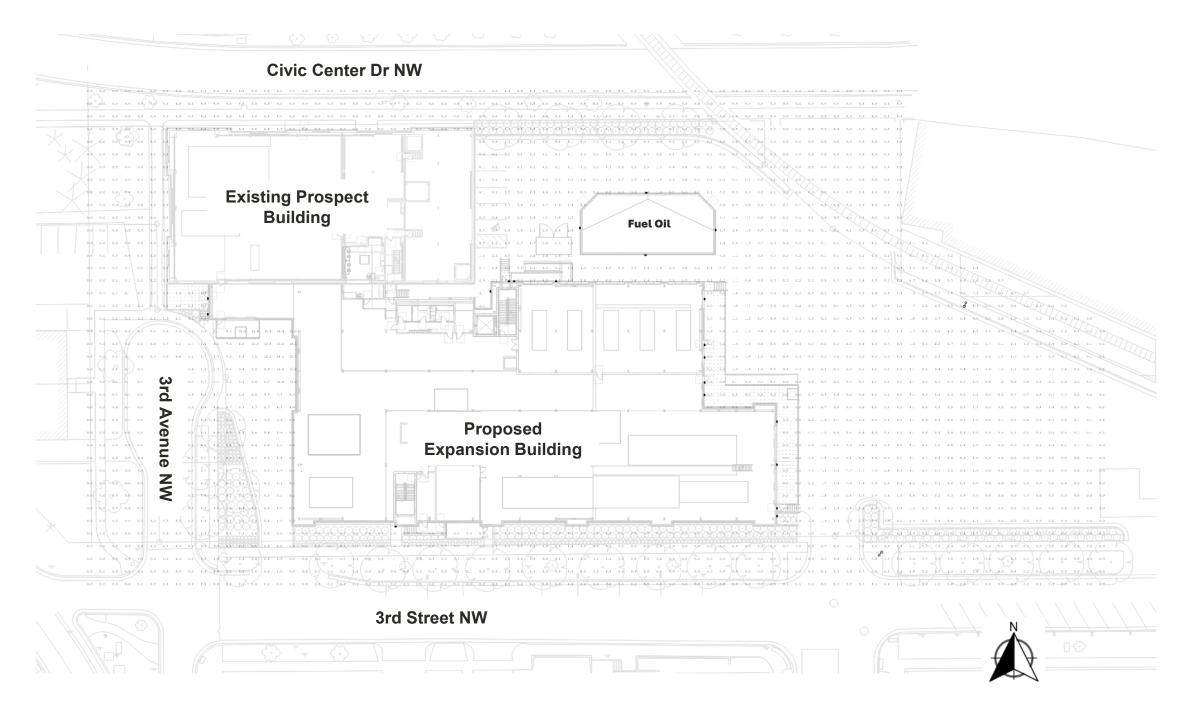


West Elevation





Photometric Plan



Traffic Impacts

• No anticipated increase in total traffic to the site or surrounding streets







Still have Questions?



Contact the City of Rochester's Community Development Department with any questions about this application type via email at communitydevelopment@rochestermn.gov or phone 507.328.2600





