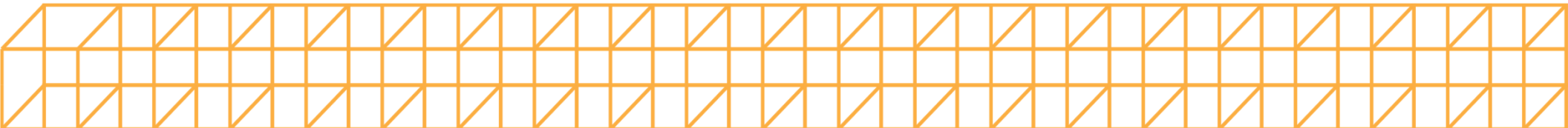




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# Lot 26

September 12, 2024



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# Overview



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

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# Introductions



- Mayo Clinic
  - Jack Rol
  - Brett Gordan
  - Erin Sexton
- WSB
  - Brian Frank
  - Andy Masterpole
- Burns & McDonnell
  - Laura Nies
  - Taylor Weakly

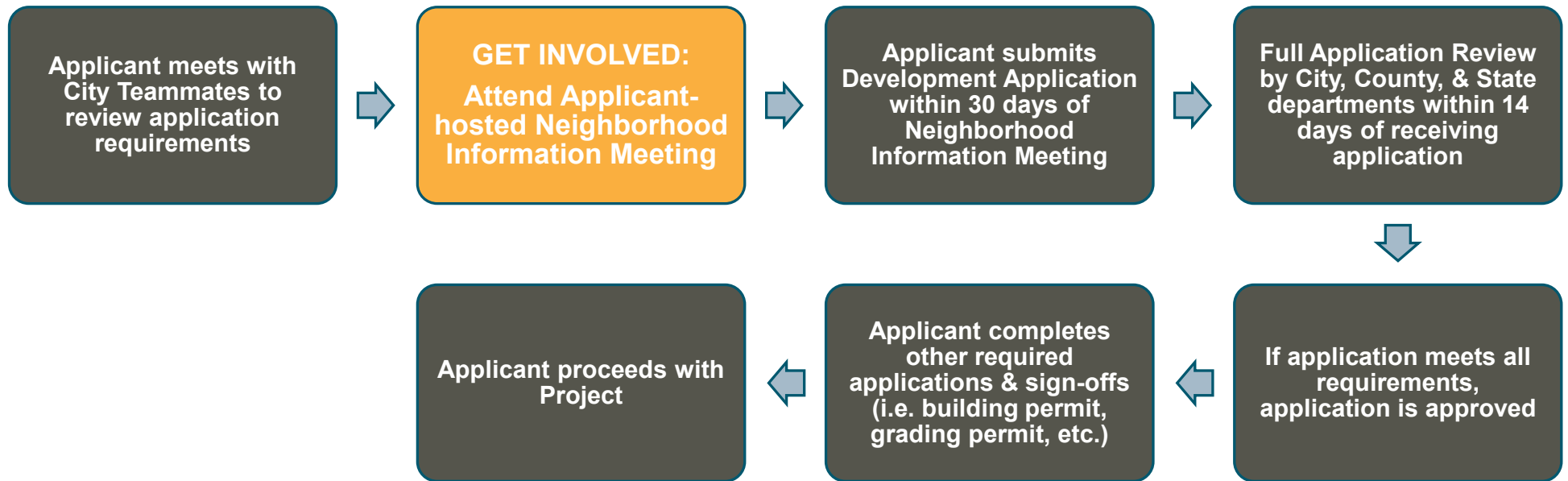
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# About Our Project



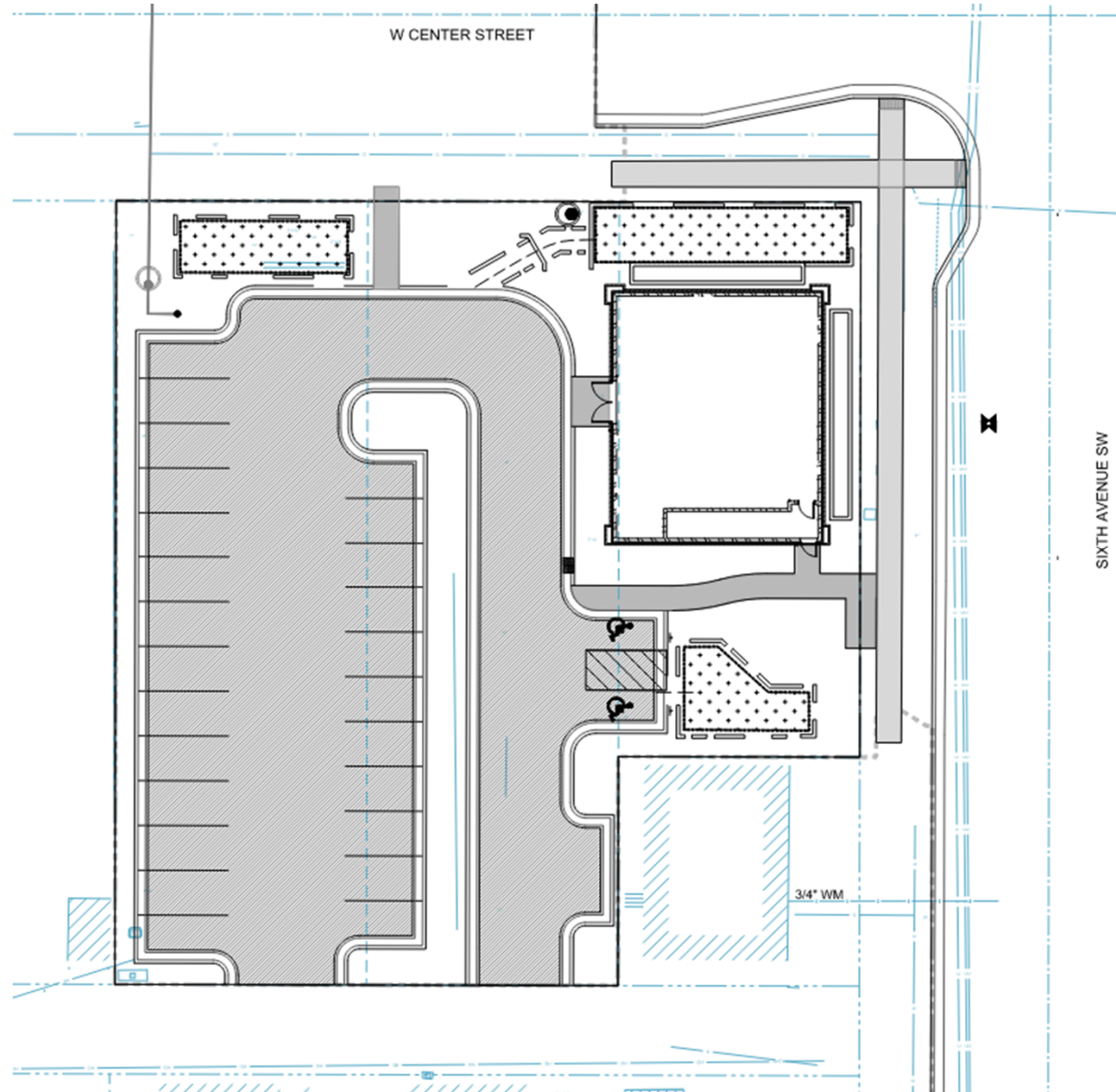
- The site is located at the SW quadrant of 6<sup>th</sup> Avenue NW and West Center Street NW
- Zoning District: High Density Residential (R-4)
- Overlay District: Medical Institutional Campus Special District
- Land Use: Utility, Minor (permitted)
- Included in the Mayo Clinic's 5-year plan, which is reviewed and endorsed by the City of Rochester
- Includes electrical switchgear to meet long-term energy needs of Mayo Clinic
- This utility building project is separate and at a different location from the Mayo Clinic Bold. Forward. Unbound. in Rochester West Logistics Center planned at the former Lourdes High School site

# The Application Process

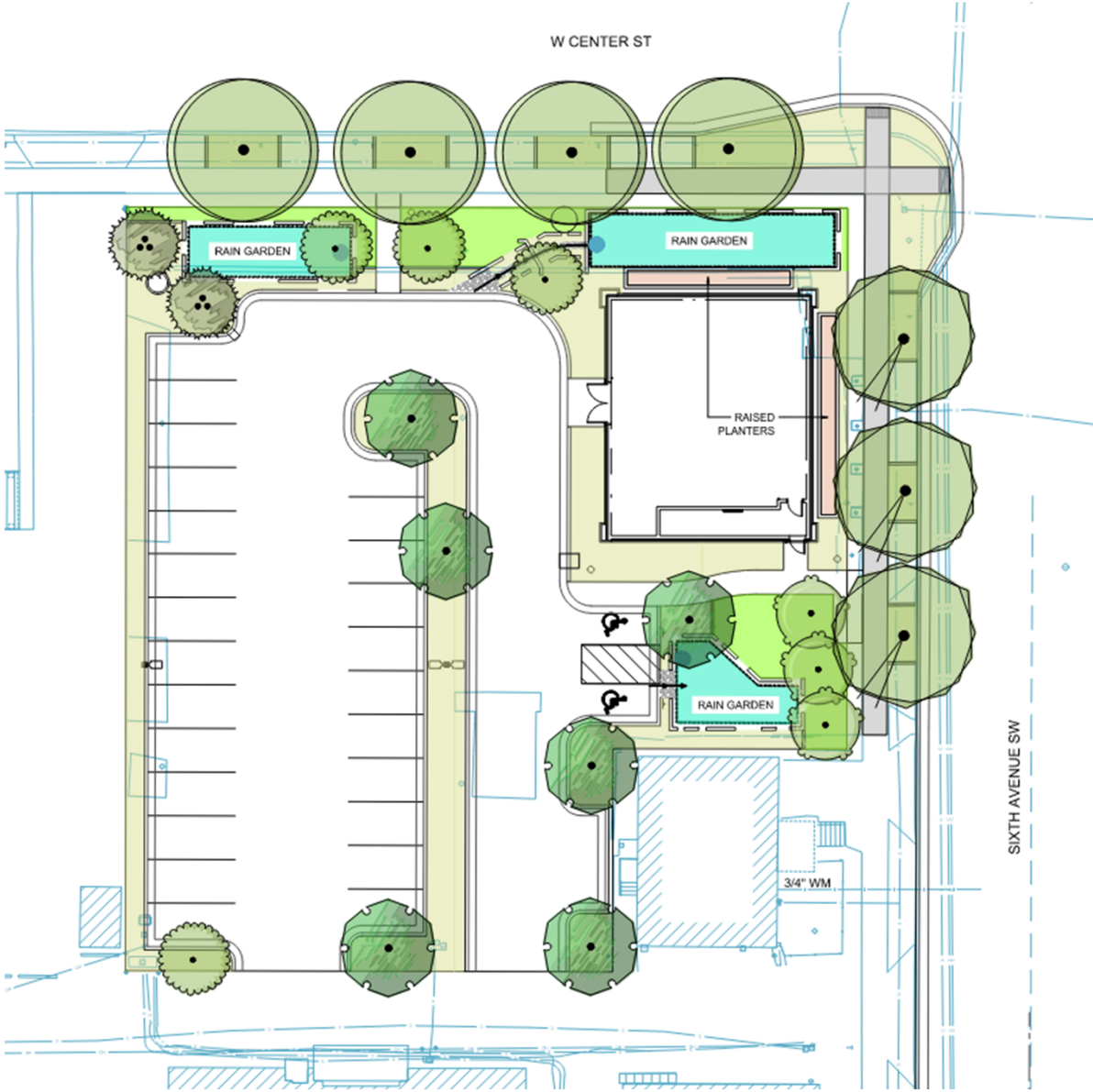


# Site Plan

Height	15 ft
Setbacks	None Required
FAR	0.19
Parking	28 spaces
Building area	3,900 sq-ft



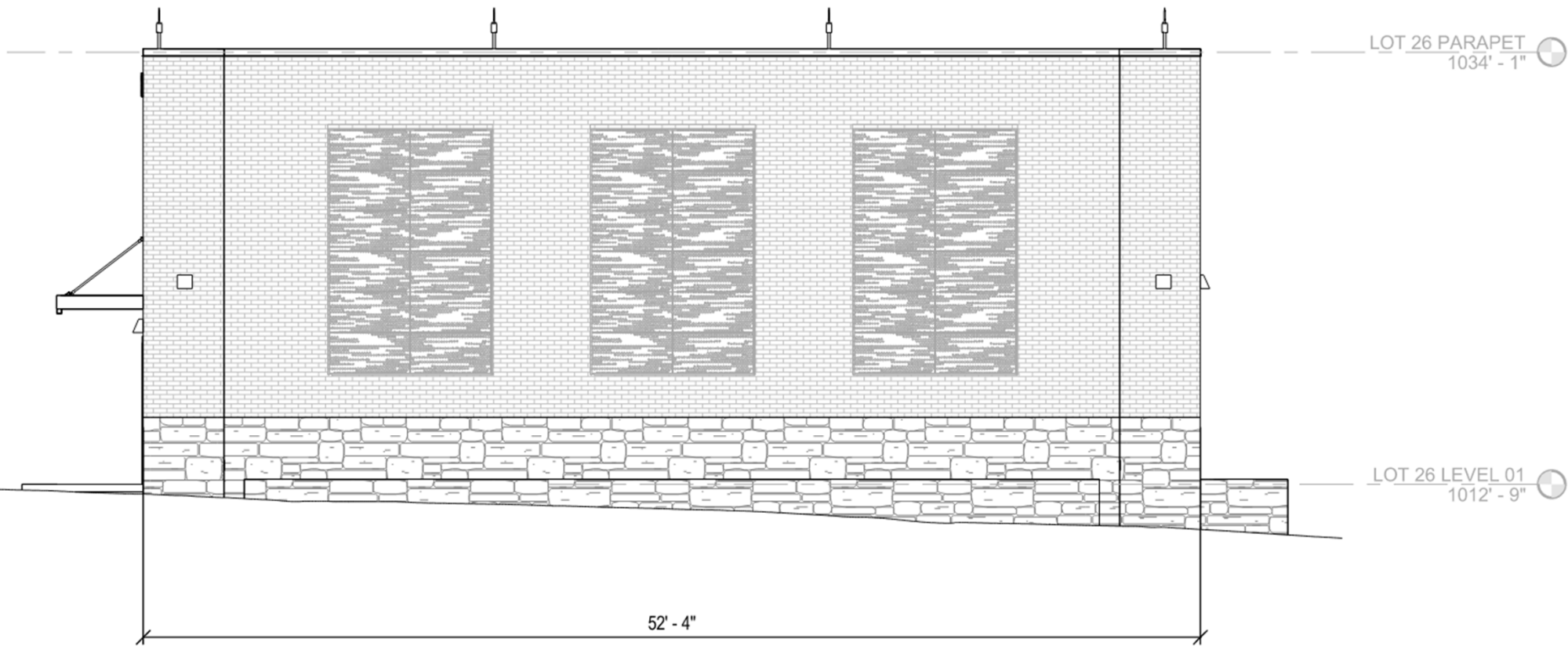
# Landscape Plan



LEGEND	
	CONSTRUCTION LIMITS
	PROPOSED TREE
	SWALE
	RAIN GARDEN
	SHRUBS, PERENNIALS AND GRASSES
	TURF
	RIP RAP
	6" CONCRETE MOW STRIP

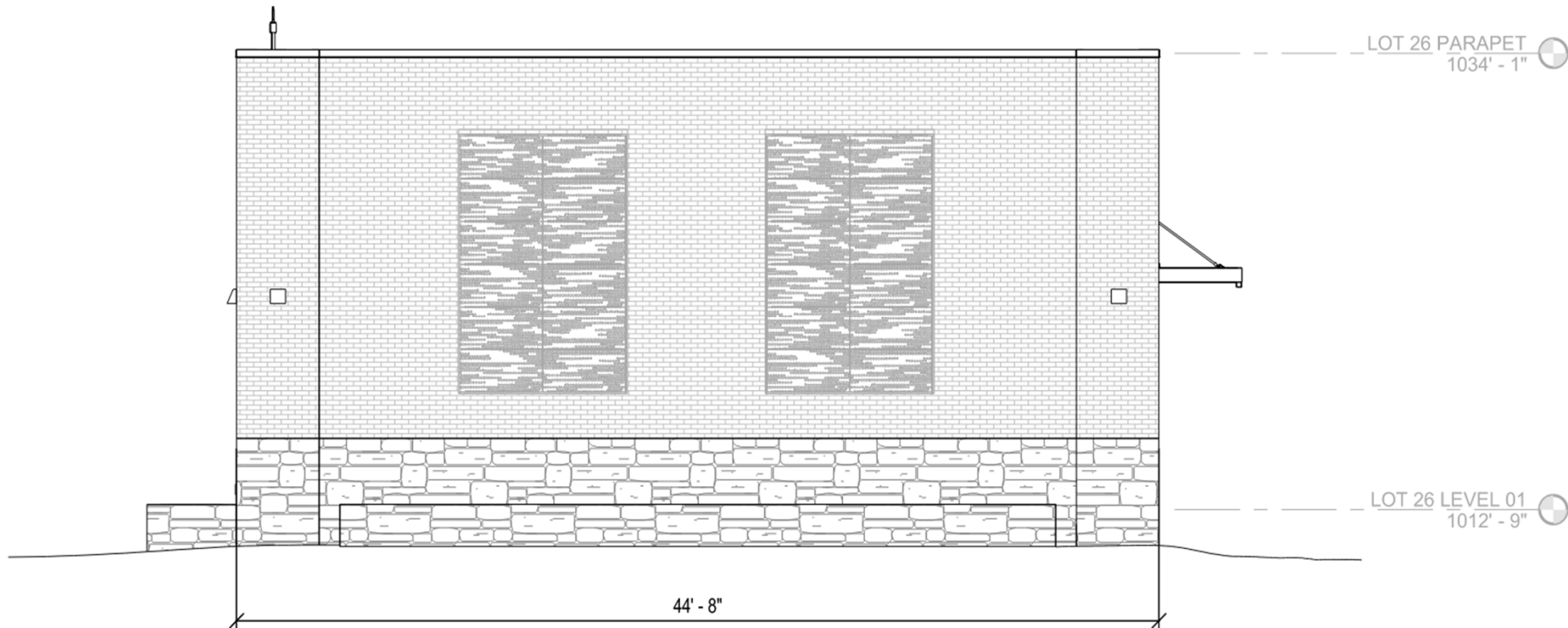


# East Elevation

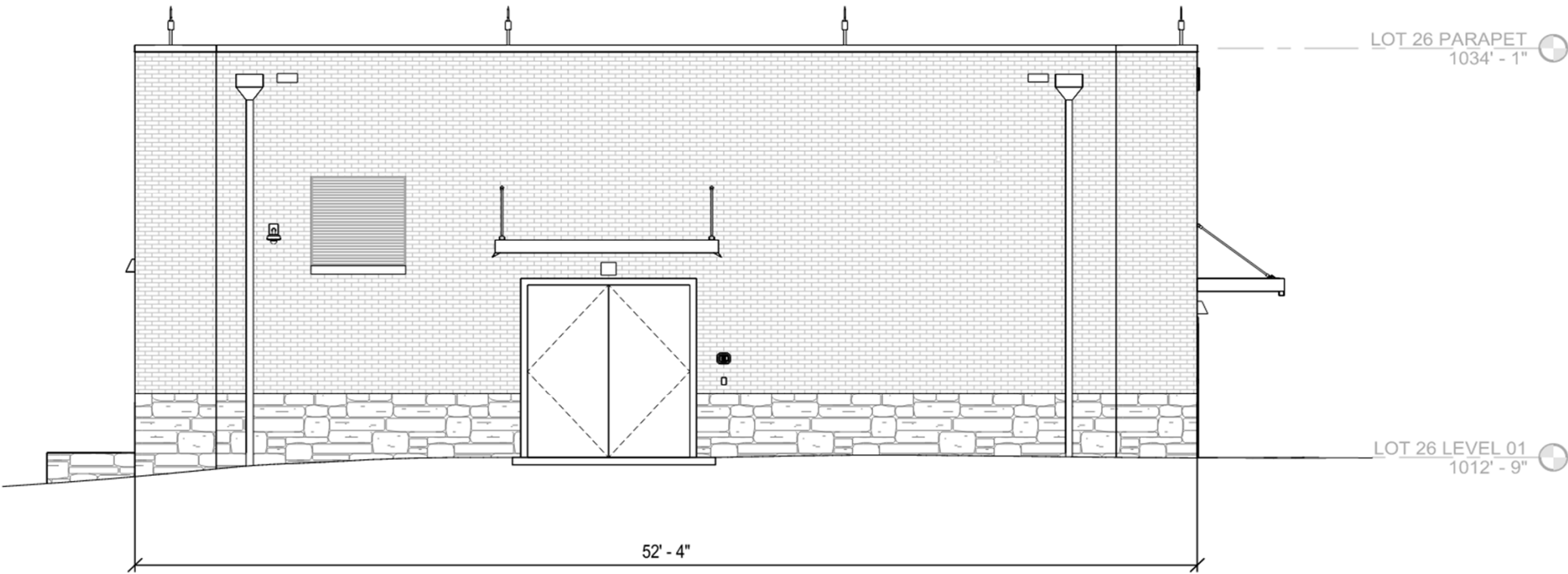




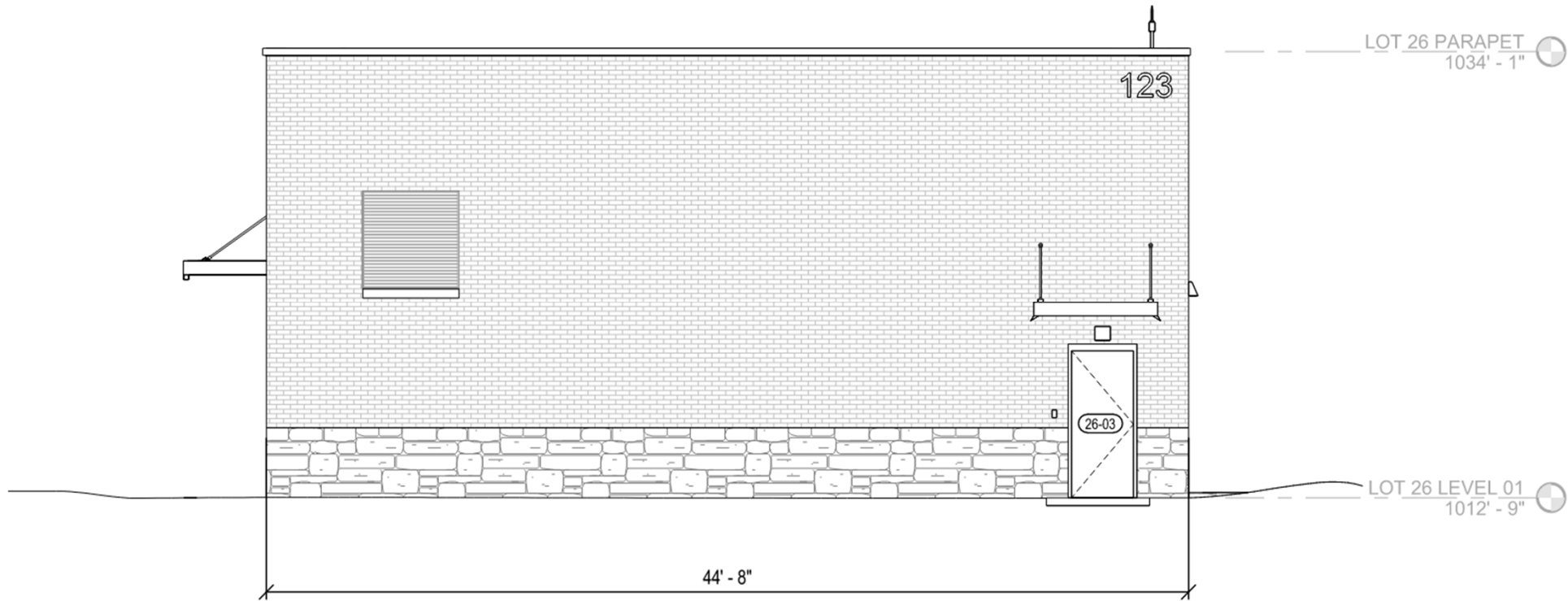
# North Elevation



# West Elevation



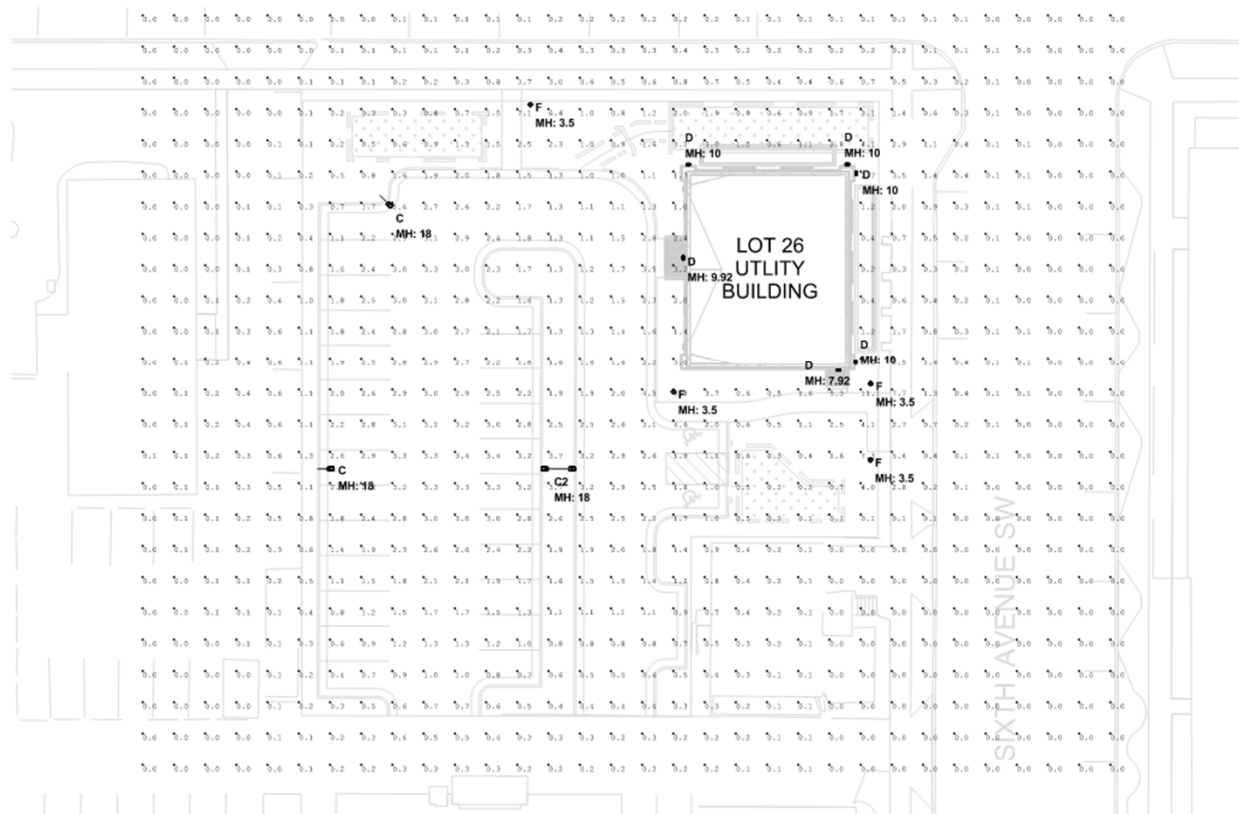
# South Elevation



# Photometric Plan



CENTER STREET W





# Traffic Impacts



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

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# Q&A



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# 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](mailto:communitydevelopment@rochestermn.gov) or phone 507.328.2600



MAYO  
CLINIC



THANK YOU

