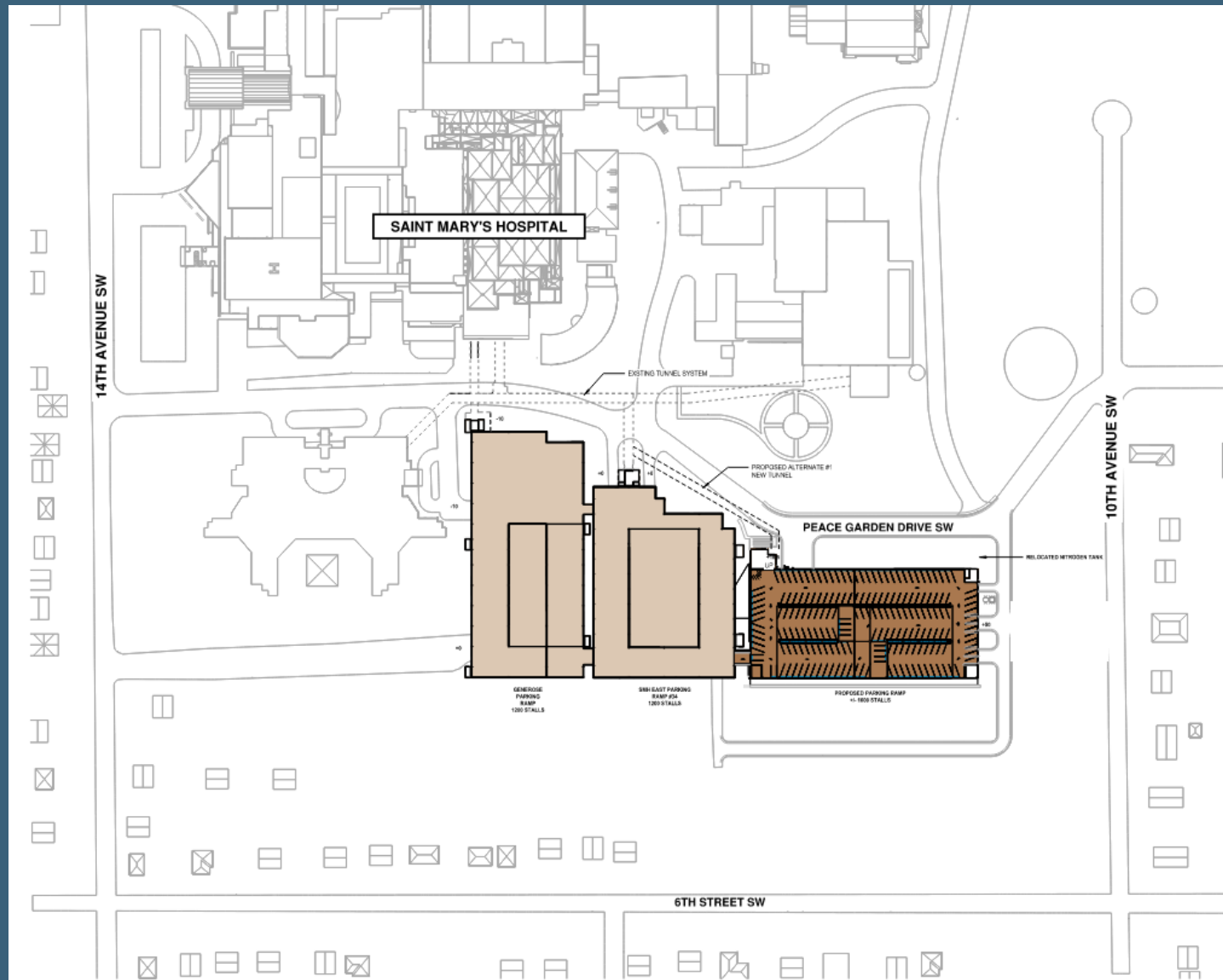


**SAINT MARY'S CAMPUS
EMPLOYEE PARKING RAMP
SITE DEVELOPMENT PLAN**

Neighborhood Informational Meeting
October 23, 2024

VICINITY MAP



Overview

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

Introductions

- Mayo Clinic
 - Charles Asamoah
- RSP Architects
 - Tim Miller
 - Mark Forsberg
- Kimley-Horn
 - Jason Scrimshaw
 - Arik Lokensgard

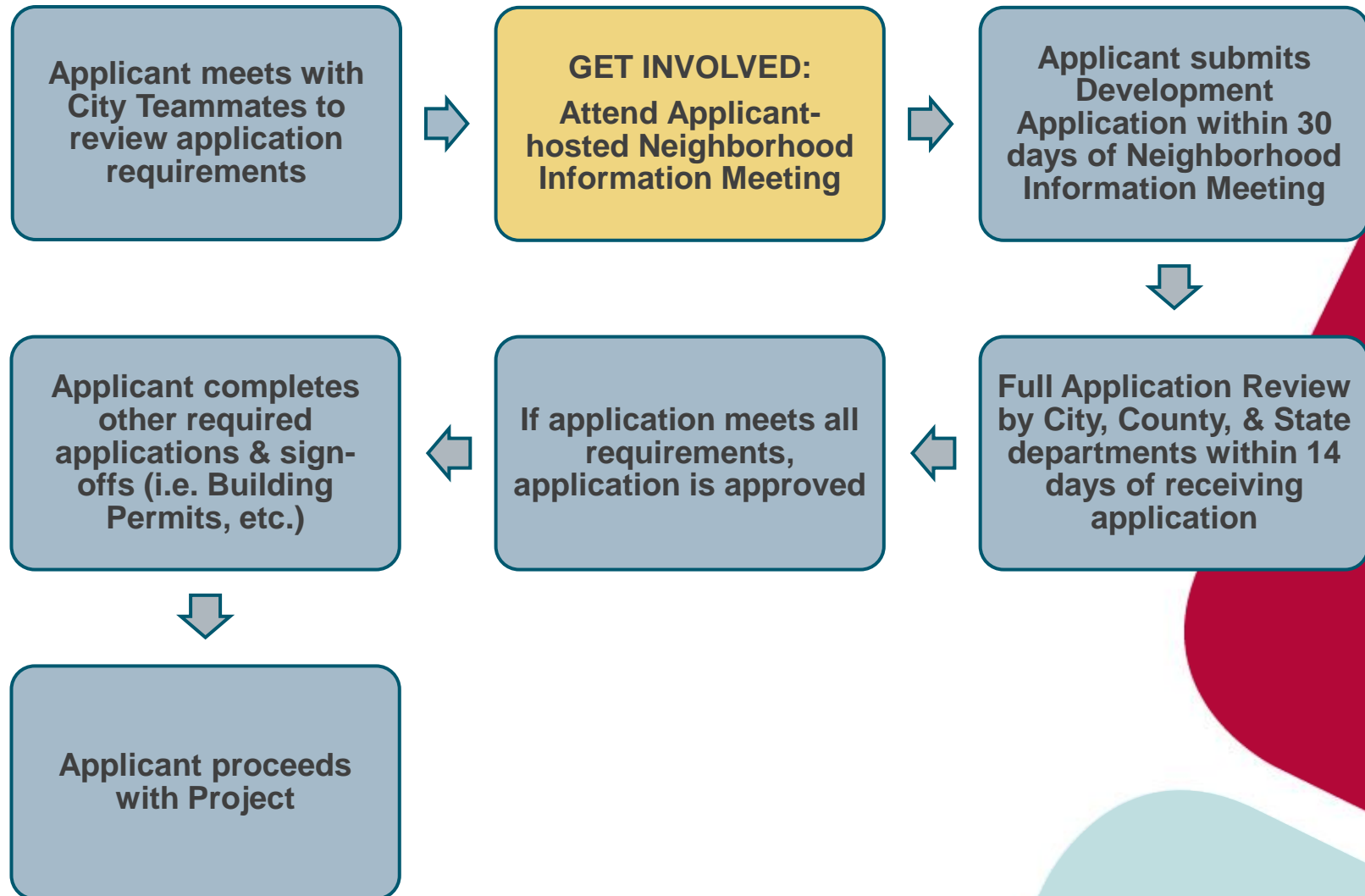
About the Proposal

- ***Site Development Plan (SDP)***

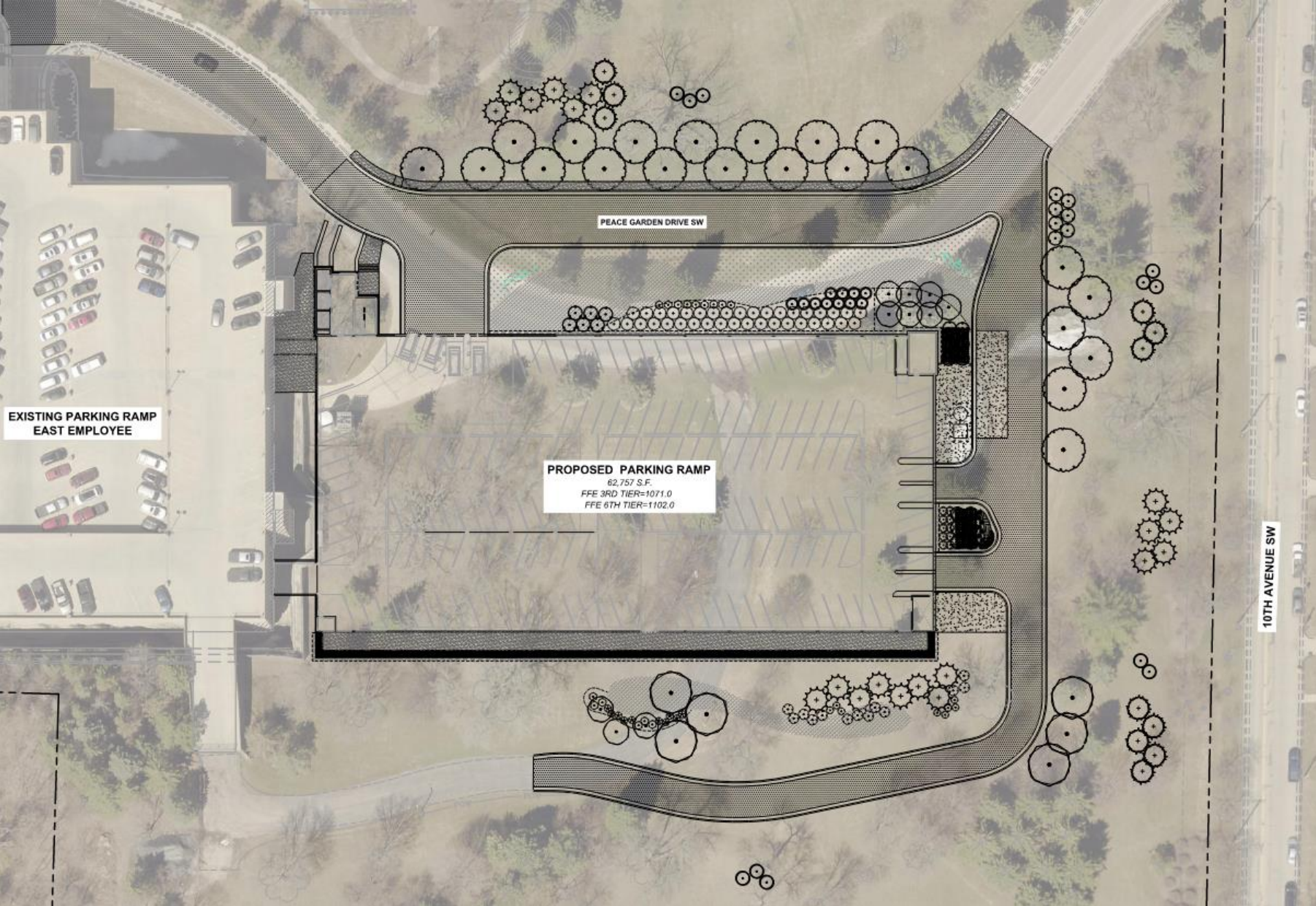
The Site Development Plan review process is intended to promote the safe, functional, and aesthetic development of property and to ensure that new structures, utilities, streets, parking, circulation systems, yards, and open spaces are developed in conformance with the standards of the Unified Development Code (UDC) (Section 60.500.060C.1.a)

- ***The project proposes a 700 – 1,000 stall employee parking ramp on the Saint Mary’s Hospital Campus***
- ***The proposed ramp will be connected by bridge to the existing East Employee Ramp (‘Ramp 34’)***
- ***The project will include new utility connections, stormwater management, landscaping, and pedestrian facilities***

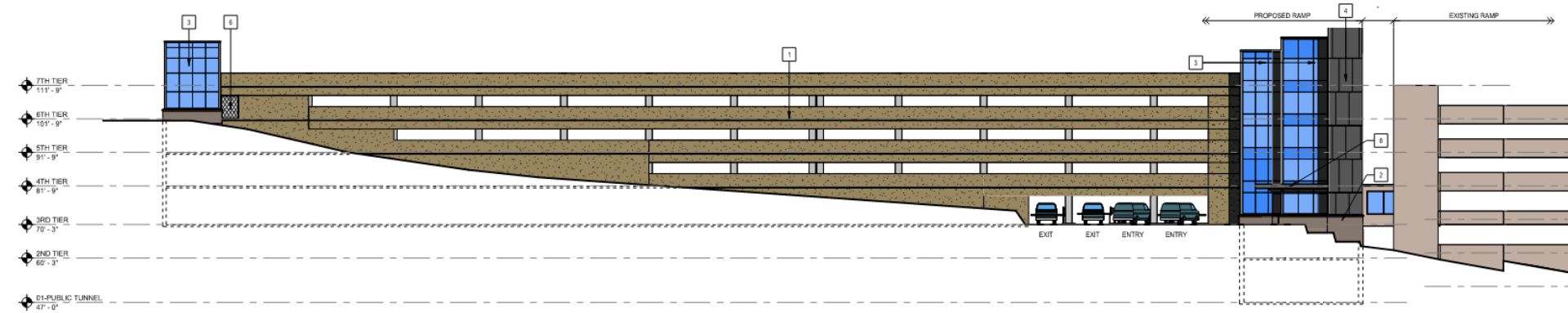
The Application Process



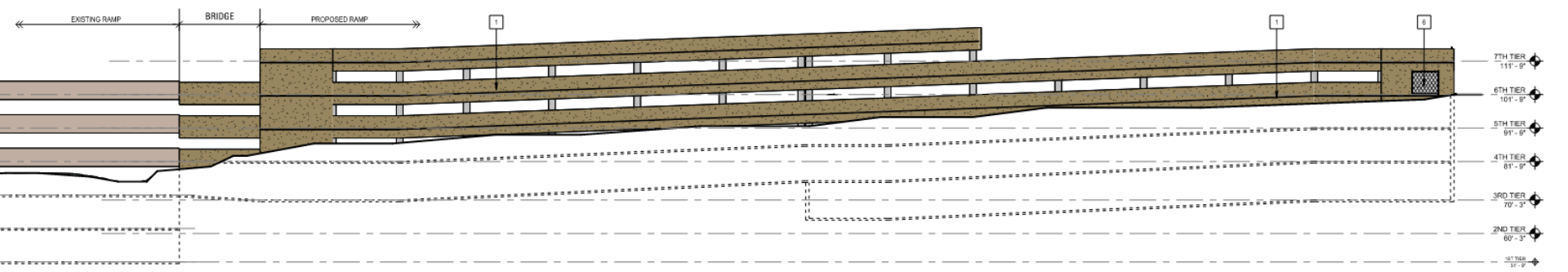
Site & Landscape Plan



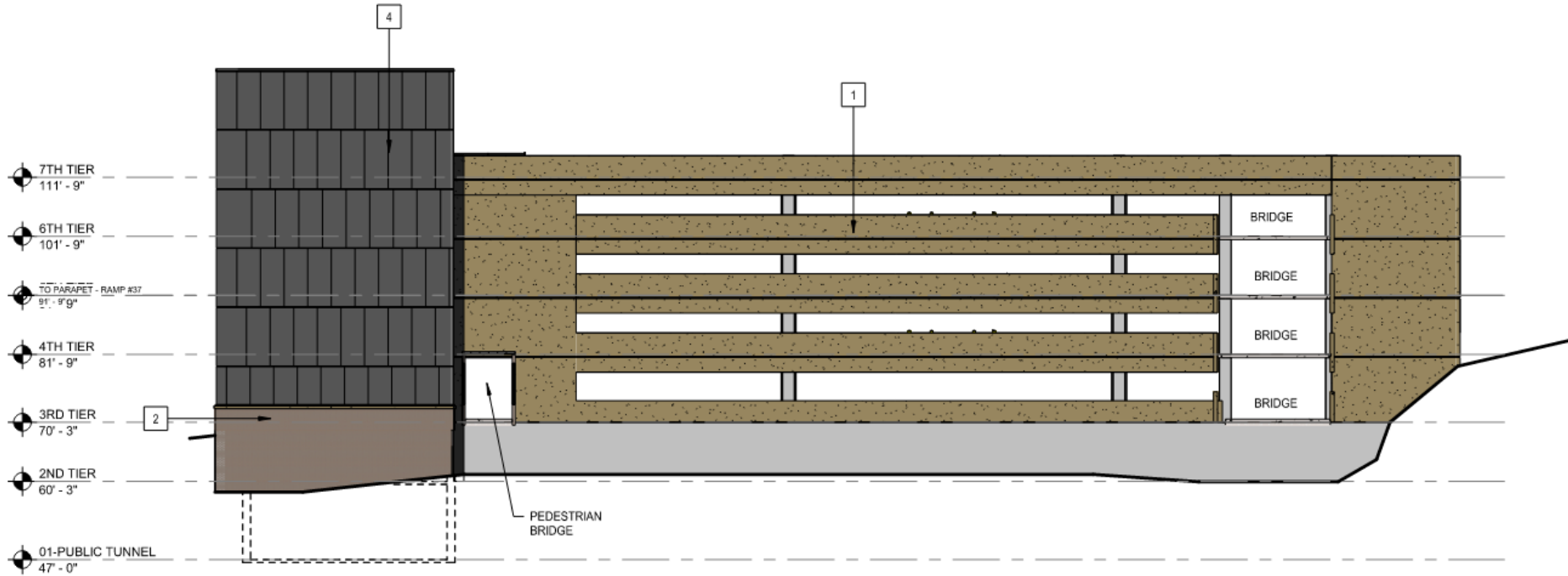
Building Elevations (N&S)



1 NORTH ELEVATION
3/16" = 1'-0"

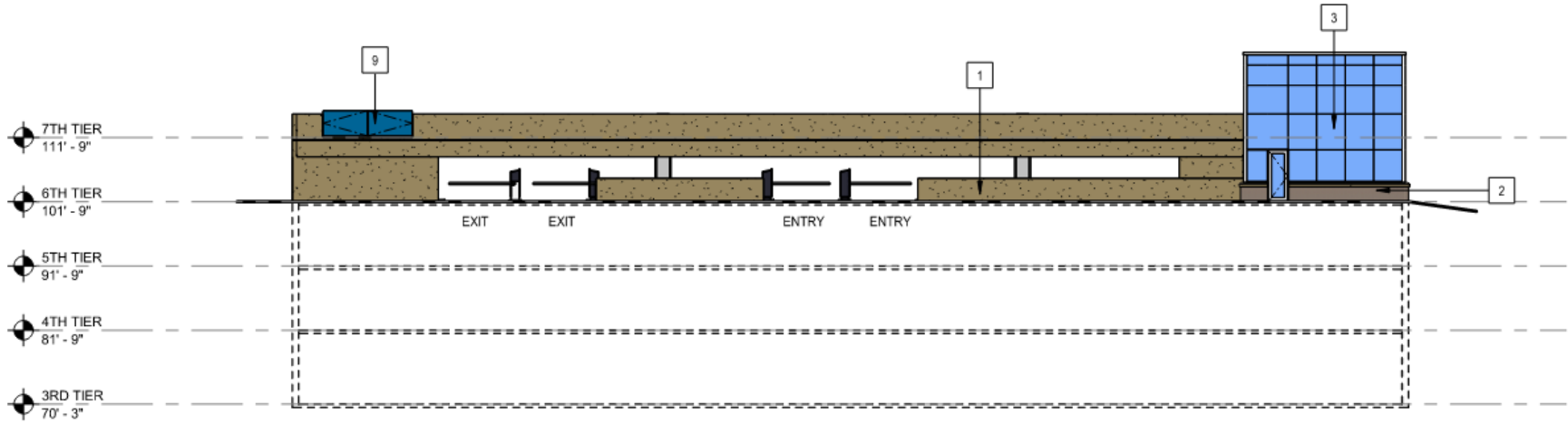


Building Elevations (West)



2 WEST ELEVATION
1/16" = 1'-0"

Building Elevations (East)

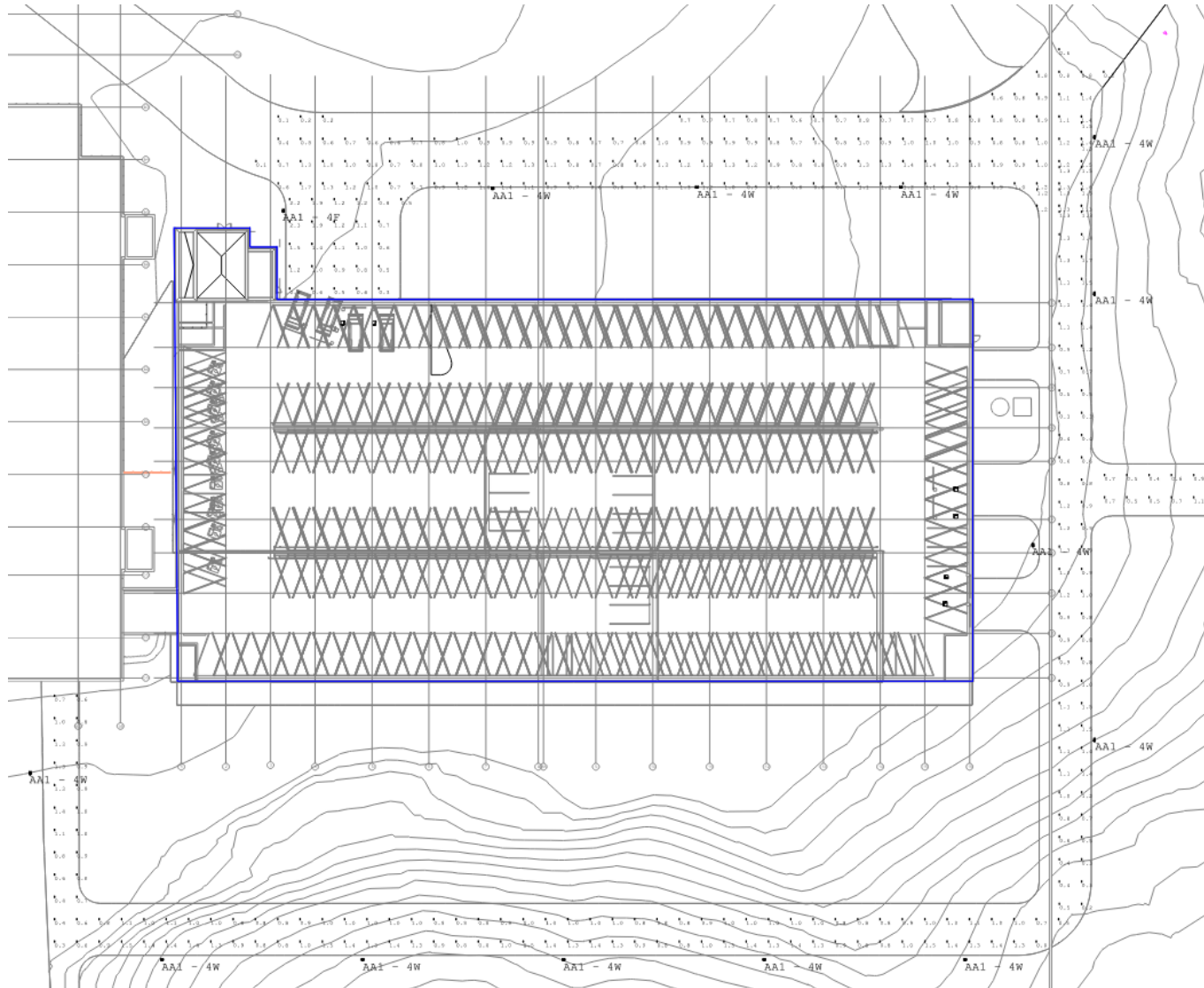


3

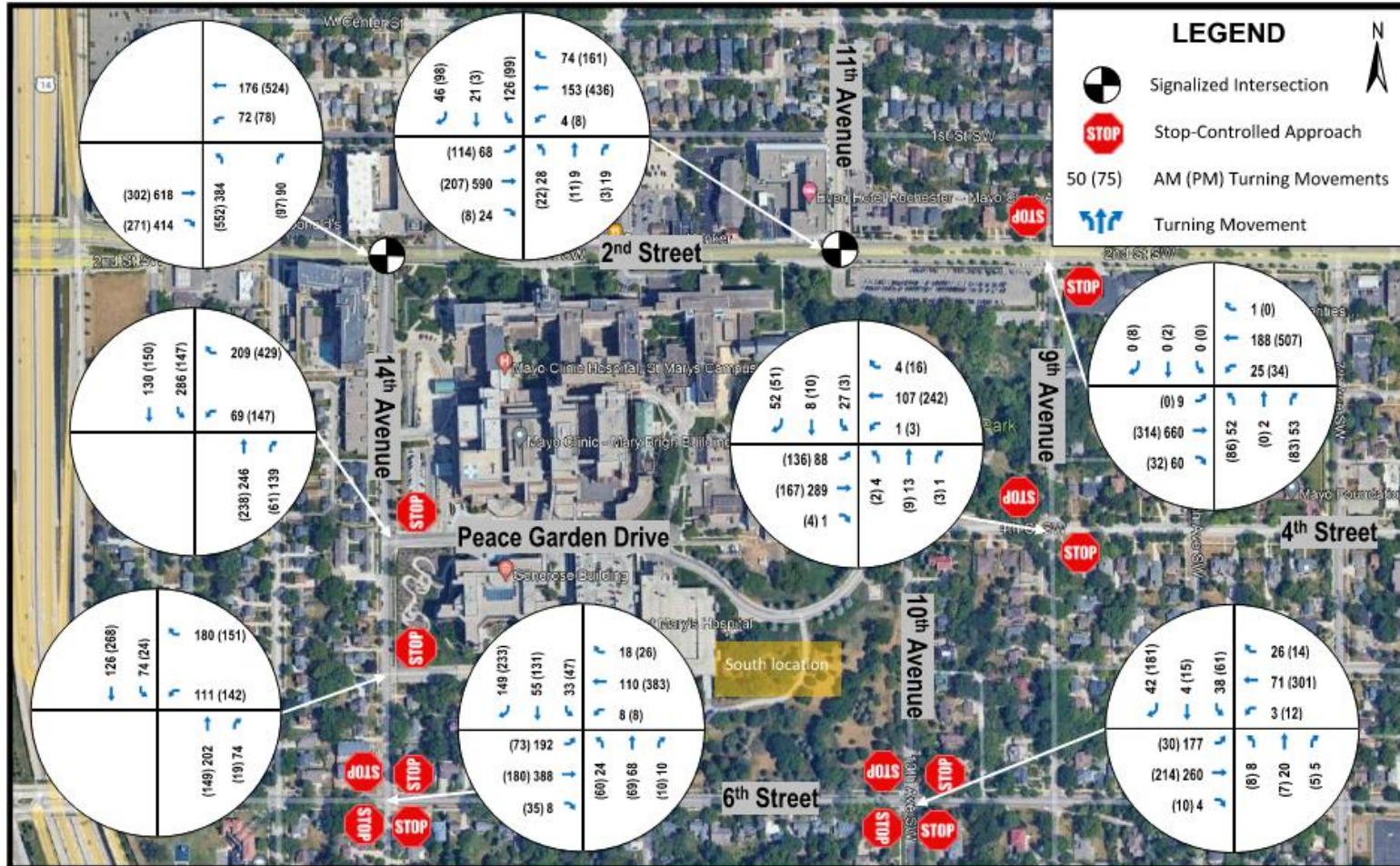
EAST ELEVATION

1/16" = 1'-0"

Photometric Plan



Traffic Impacts



St. Mary's Campus Employee Ramp - Peak Hour Trip Generation

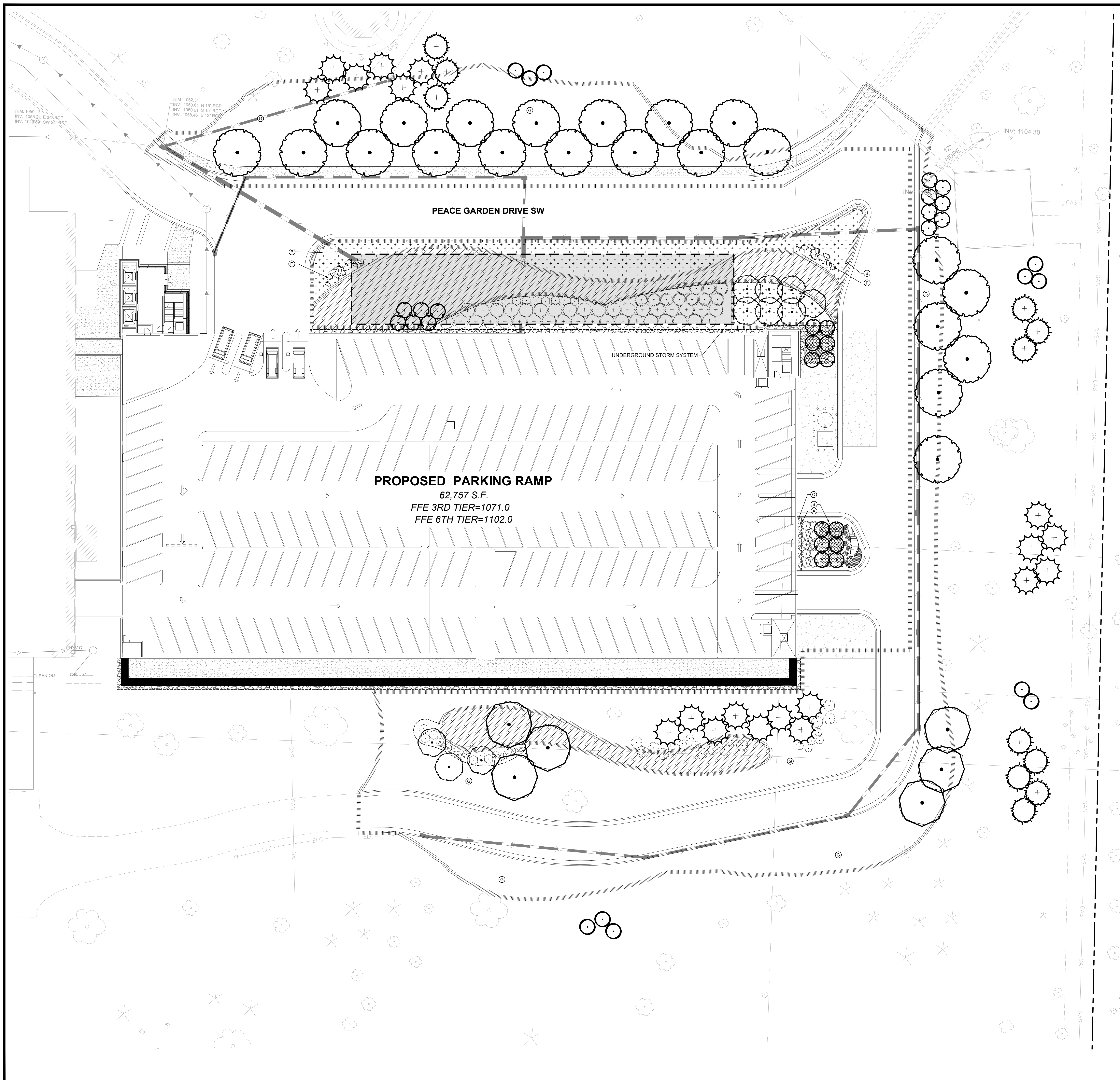
Proposed Use	# Units	Unit Type	AM Trips			PM Trips		
			In	Out	Total	In	Out	Total
Employee Parking	1,000	Parking Spaces	70	175	245	70	350	420

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



LANDSCAPE SUMMARY

LANDSCAPE REQUIREMENTS

BOULEVARD TREES REQUIRED ALONG PEACE GARDEN DRIVE: 12 TREES = 1 TREE / 35 LF = 394 LF / 35

BOULEVARD TREES PROVIDED ALONG PEACE GARDEN DRIVE: 12 TREES = 9 PROPOSED + 3 EXISTING

LANDSCAPE LEGEND

- EXISTING DECIDUOUS TREE (TYP.)
- EXISTING CONIFEROUS TREE (TYP.)
- EDGER (TYP.)
- APPROXIMATE LIMITS OF IRRIGATION / SEED ALL DISTURBED AREAS (TYP.)
- SEED/SOD EDGE (TYP.)
- ROCK MULCH (TYP.)
- TALL GRASS AREA (TYP.)
- SHORT GRASS AREA (TYP.)

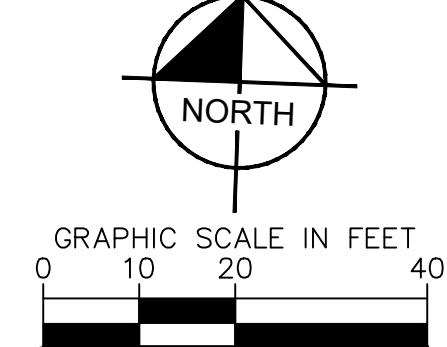
LANDSCAPE KEYNOTES

- EDGER (TYP.)
- DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
- ROCK MULCH (TYP.)
- SOD (TYP.)
- MAINTENANCE STRIP (TYP.)
- LIMESTONE BOULDER OUTCROPPING (TYP.)
- SEED WITH MNDOT SOUTHERN BOULEVARD MIX (TYP.)

PLANT KEY

SYMBOL	CODE	COMMON NAME
TREES		
	BHS	BLACK HILLS WHITE SPRUCE
CONIFEROUS TREE		
	WHP	WHITE PINE
ORNAMENTAL TREE		
	DAK	DAKOTA PINNACLE BIRCH
	NRB	NORTHERN REDBUD
	QUA	QUAKING ASPEN
OVERSTORY TREE		
	ABM	AUTUMN BLAZE MAPLE
	SWO	SWAMP WHITE OAK
DECIDUOUS SHRUBS		
	GDG	GRAY DOGWOOD
	LDN	LITTLE DEVIL NINEBARK
	POW	PURPLE OSIER WILLOW
	RTD	RED TWIG DOGWOOD
	SUM	SMOOTH SUMAC
EVERGREEN SHRUBS		
	DGA	DARK GREEN ARBORVITAE
	SGJ	SEA GREEN JUNIPER
ORNAMENTAL GRASSES		
	SLB	STANDING OVATION LITTLE BLUESTEM
PERENNIALS		
	WLC	WALKER'S LOW CATMINT
	AFS	AUTUMN FIRE SEDUM
	YAR	MOONSHINE YARROW

NOTE:
SEE SHEET L101 FOR FULL PLANT SCHEDULE



RSP Architects
320 South Broadway Suite B
Rochester, Minnesota 556 www.rsparch.com
507.285.6569
612.677.7499 fax

Consultants
Kimley»Horn

50% PROGRESS SET
18 OCTOBER 2024



DESIGN DEVELOPMENT

MAYO CLINIC PROJECT:
ROXX24CO250

Project No.	6287.035.47
Drawn By	JMRH
Checked By	JDS
Date	10/18/24

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No.	Date	Description

LANDSCAPE PLAN