



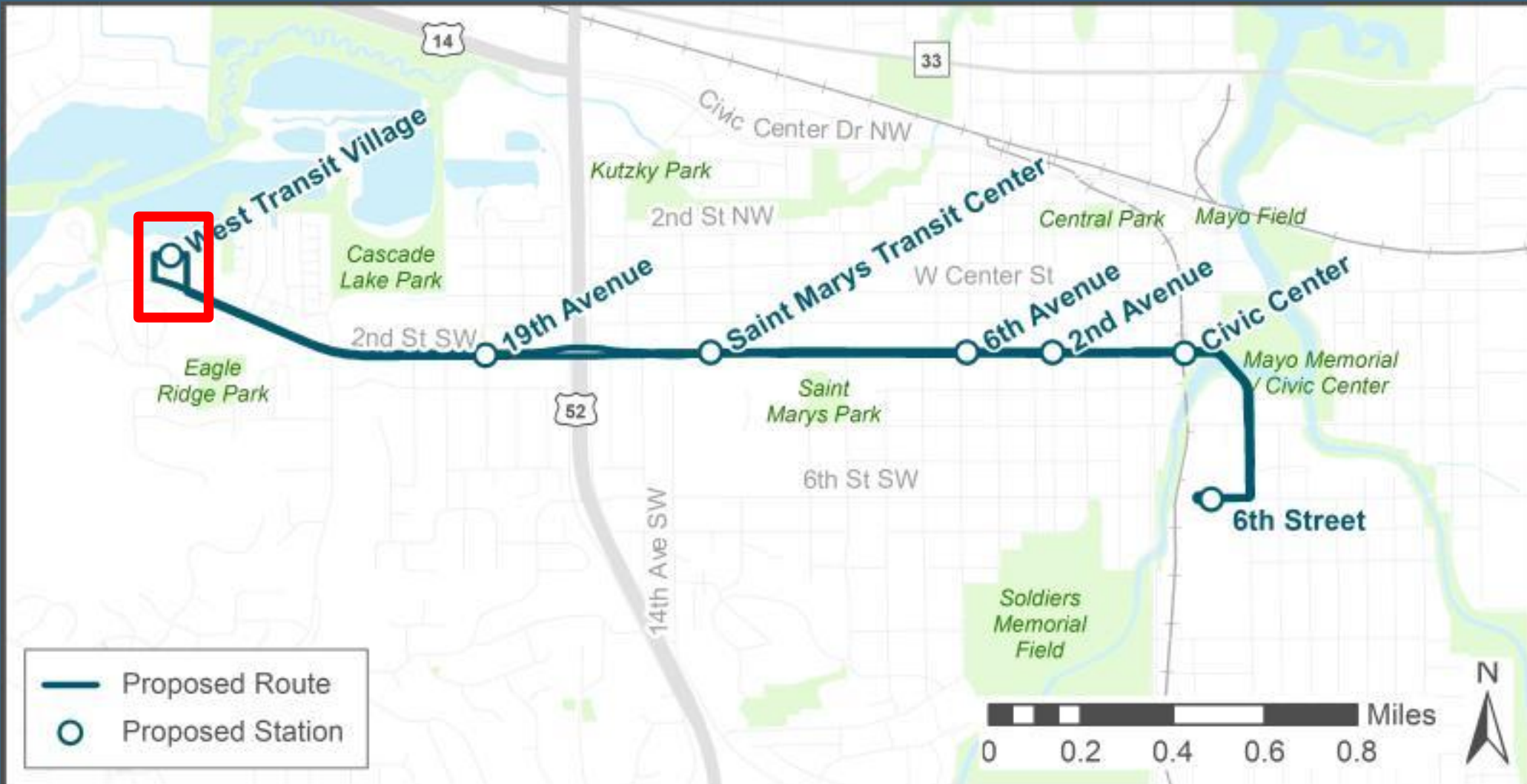
WEST TRANSIT VILLAGE MAYO CLINIC STAFF PARKING RAMP

SITE DEVELOPMENT PLAN



Neighborhood Information Meeting
February 4, 2025

VICINITY MAP



Overview

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

Introductions

- Jay Smith
- Tim Miller
- Jason Scrimshaw

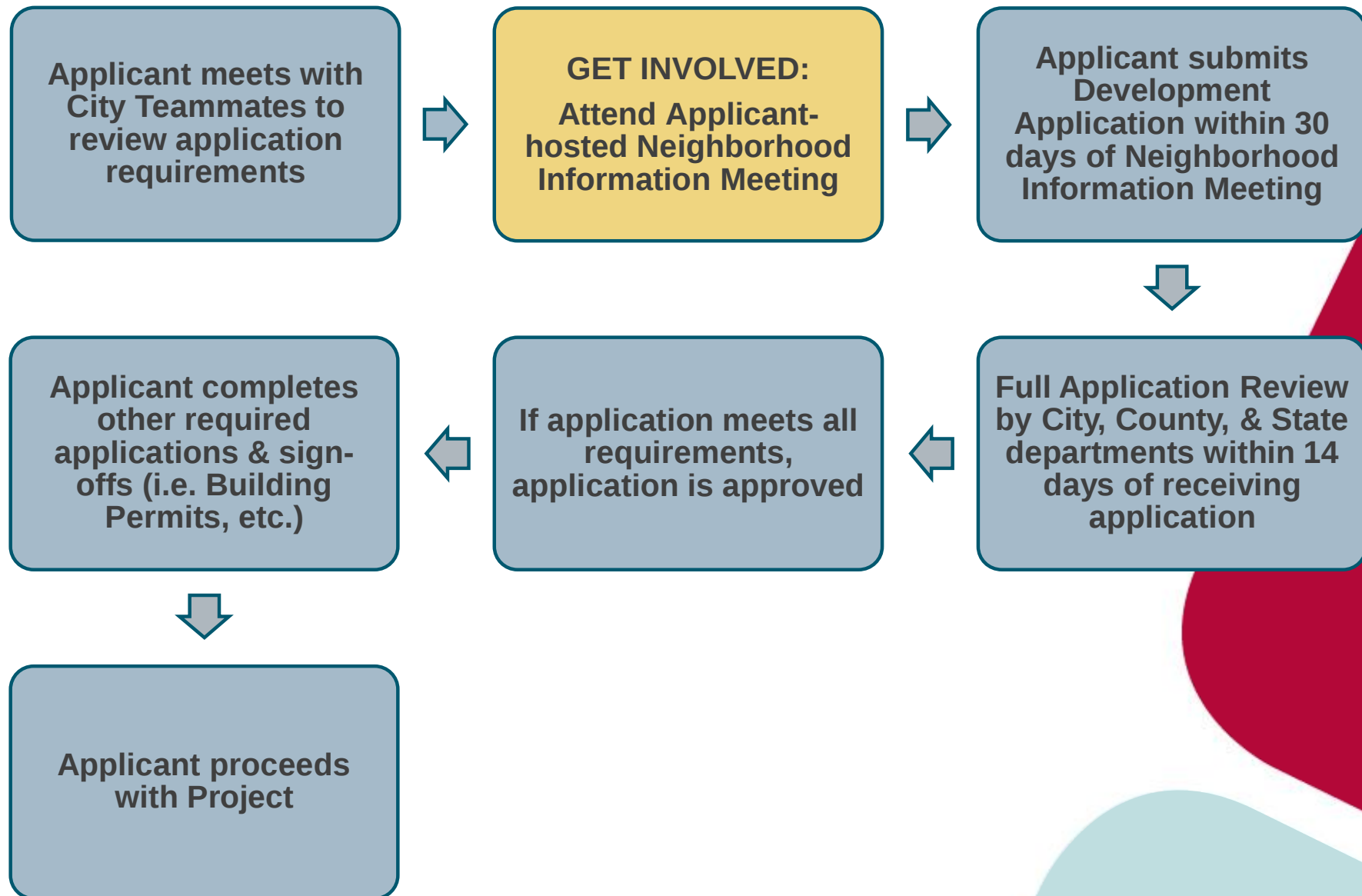


Kimley»Horn

About Our Project

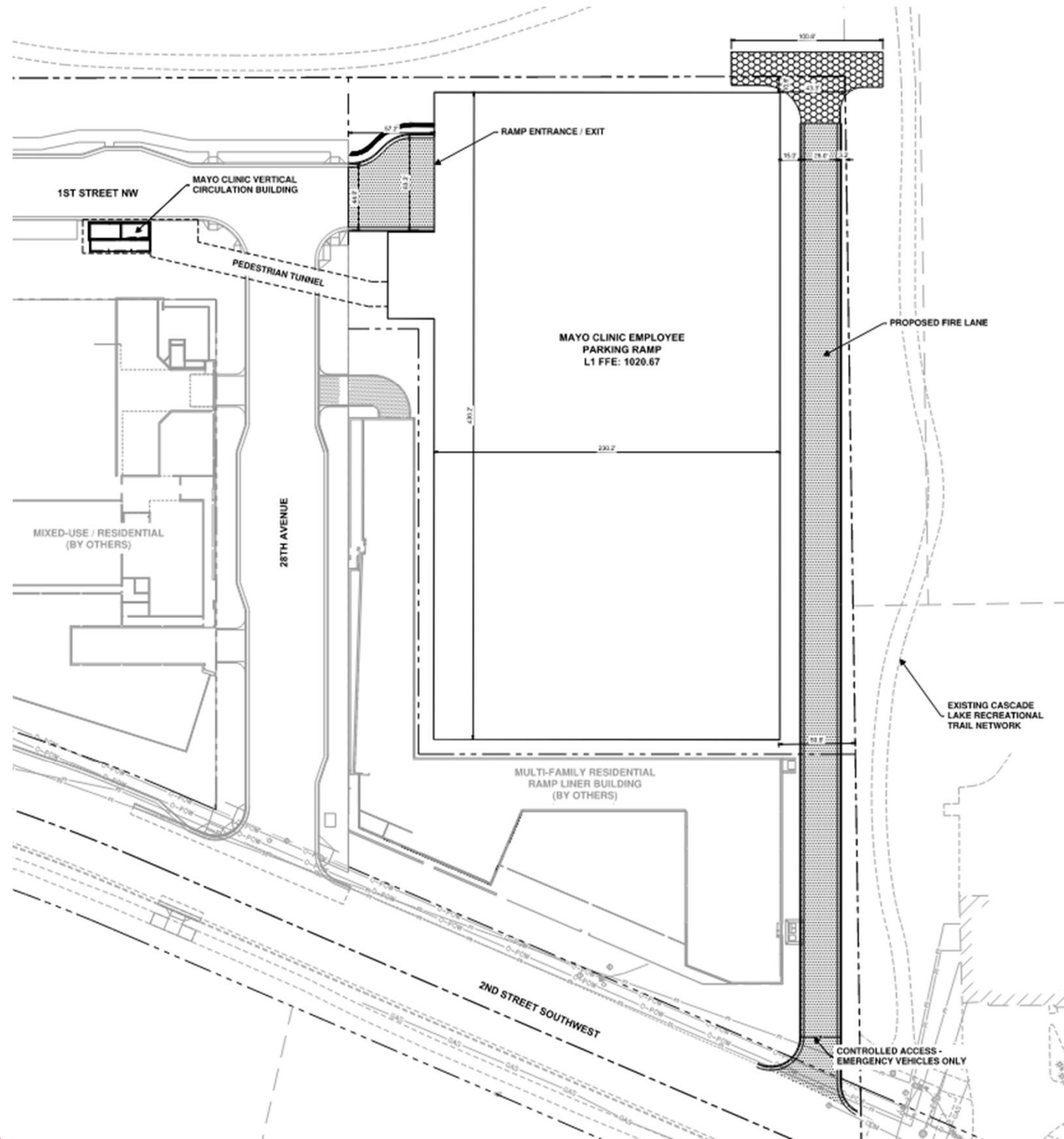
- *The West Transit Village is a collaboration between the City of Rochester, Destination Medical Center, Mayo Clinic and private developers to bring a dynamic, mixed-use, plaza-style development and transit hub on the existing site of Mayo Clinic's West Shuttle Lot.*
- *Together, the West Transit Village and Link system will offer convenient, environmentally friendly and fare-free transportation for the public and Mayo Clinic staff.*
- *The development, which is expected to open in late 2026, will include a new 2,500-stall ramp for Mayo Clinic staff connected to the City of Rochester's future Link bus rapid transit system. The ramp will be eight levels and sit 95 ft above grade.*
- *The West Transit Village parking ramp is clad in a tubular aluminum system that screens the view to parked vehicles while allowing the necessary natural ventilation and lighting to enhance the experience for those parking in the facility.*

The Application Process (SDP)



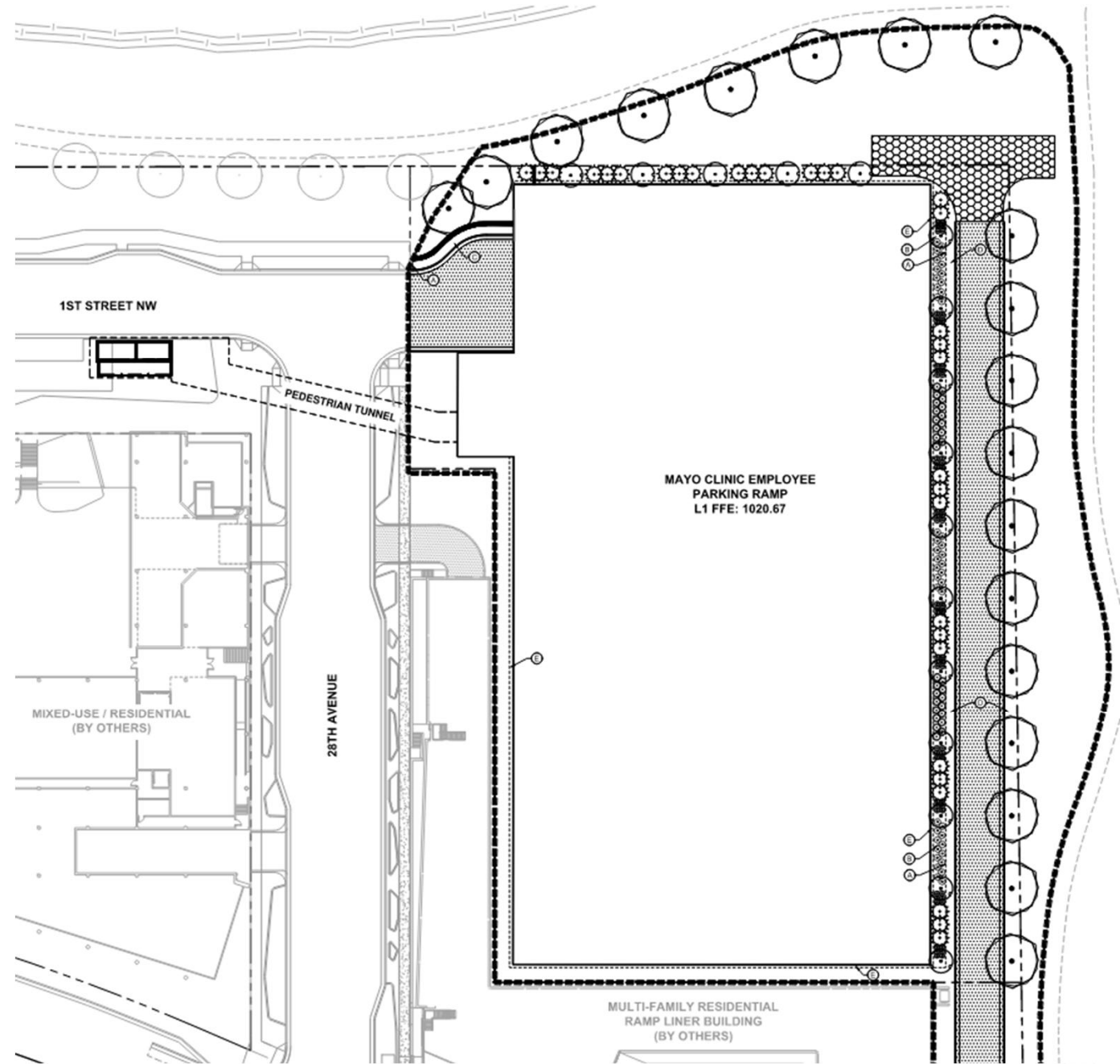
Site Plan

- Height = 95' – 0"
- Stalls = $\pm 2,500$
- Area = 100,450 SF
- Pedestrian tunnel connection to a vertical circulation building adjacent to pedestrian plaza and Transit Platform

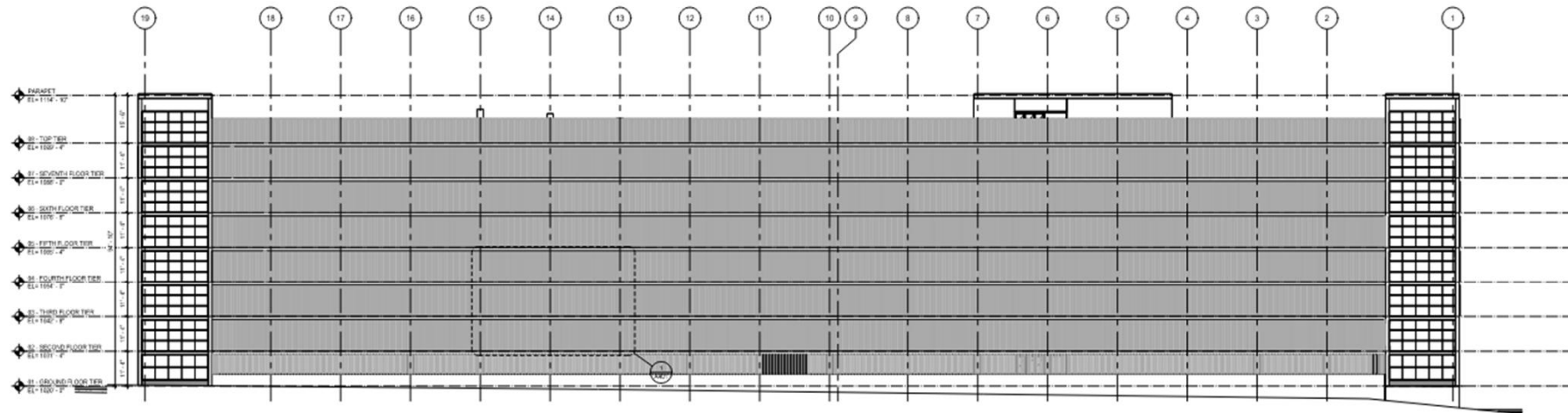


Landscape Plan

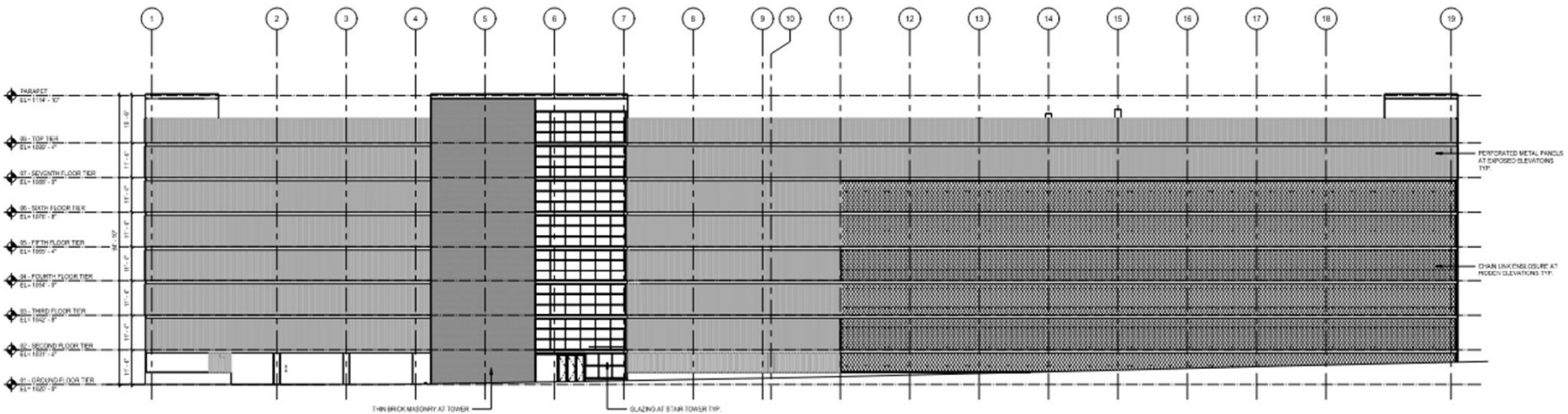
	<u>OVERSTORY TREE</u>	19
	<u>ORNAMENTAL TREE</u>	16
	<u>CONIFEROUS TREE</u>	32
	<u>ORNAMENTAL GRASS</u>	66
	<u>DECIDUOUS SHRUB</u>	42
	<u>CONIFEROUS SHRUB</u>	30



Building Elevations (east & west)

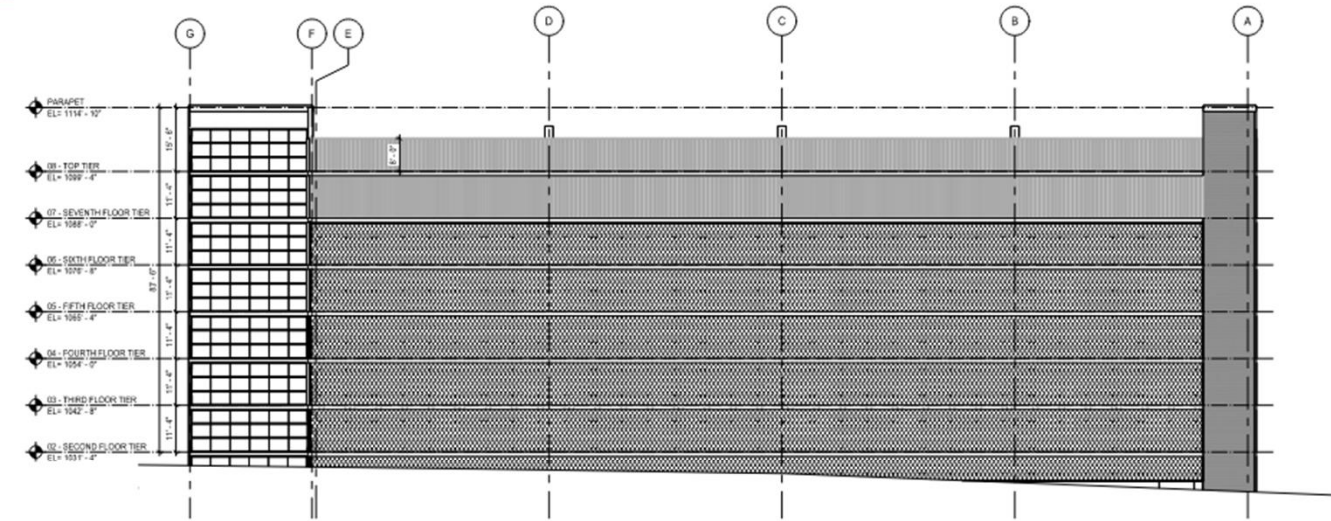


2 EXTERIOR ELEVATION - WEST SIDE
3/16" = 1'-0"



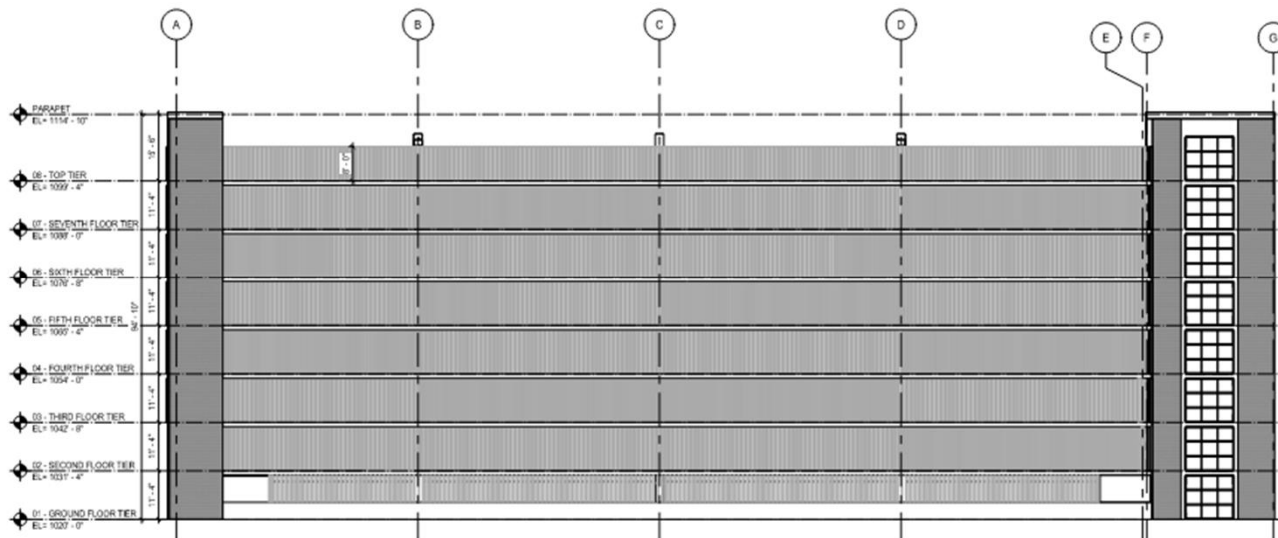
1 EXTERIOR ELEVATION - EAST SIDE
3/16" = 1'-0"

Building Elevations (north & south)



2 EXTERIOR ELEVATION - SOUTH SIDE

118' x 112'



6 EXTERIOR ELEVATION @ NORTH SIDE

118' x 112'

Photometric Plan

TYPE AA



Wall Mount

PureForm

PWS wall sconce with comfort optics



Gardco PureForm LED wall sconce comfort PWS offers a sleek, low profile design that will complement a range of architectural styles. Comfort optics are designed to enhance visual comfort by reducing glare. PureForm wall sconce provides up to 10,700 lumens to accommodate multiple mounting heights up to 20', and is available with Type 2, 3, 4, optical distributions. A full range of control options is available for additional energy savings. Optional emergency battery backup option is available for path-of-egress and is integral to the luminaire.

Project: _____
Location: _____
Cat. No.: _____
Type: _____
Lamp: _____ Qty: _____
Notes: _____

TYPE BB

UGI-31621

Gino 2 Type I, II, III, IV & V Downlight



Construction

Aluminum
Less than 0.1% copper content - Marine Grade 6060 extruded & LM6 Aluminum high pressure die casting provides excellent mechanical strength, clear, smooth product lines and excellent heat dissipation.

The paint

A 3 step degrease and phosphate process that includes sandblasting and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive, Silicon Gasket

Provided with special injection molded "H" for purposes" long life high temperature memory retentive silicon gaskets. Maintains the gasket exact profile and seal over years of use and compression.

Thermal management

LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Lightstar used in conjunction with the driver, controls, thermal below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression

Standard 10kv surge suppressor provided with all fixtures.

6w LED 310 - 444 Lumens
IP65 - Suitable For Wet Locations
IK07 - Impact Resistant
Weight 2.2 lbs

TYPE CC



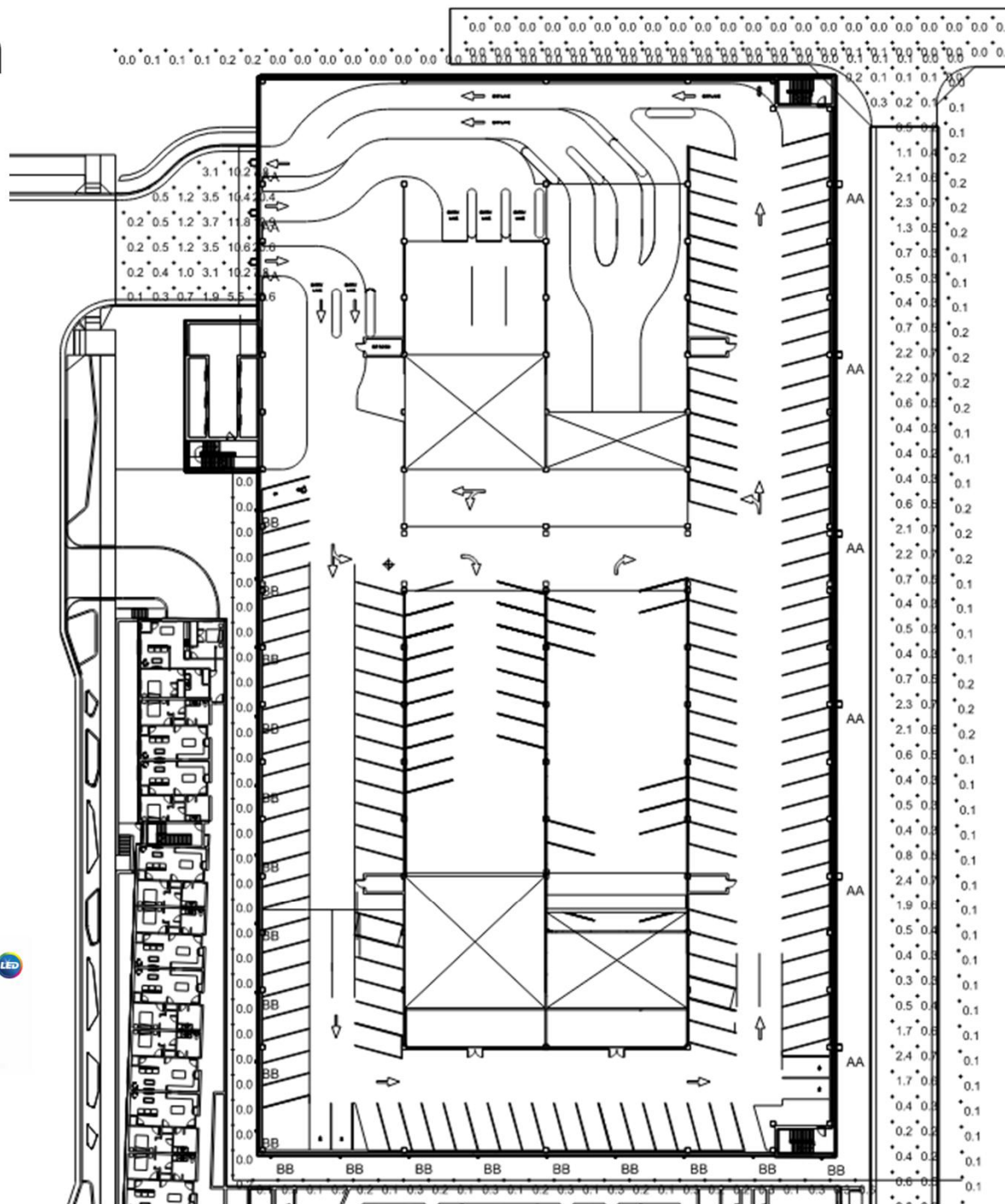
Site & Area

PureForm

P20 small round area light

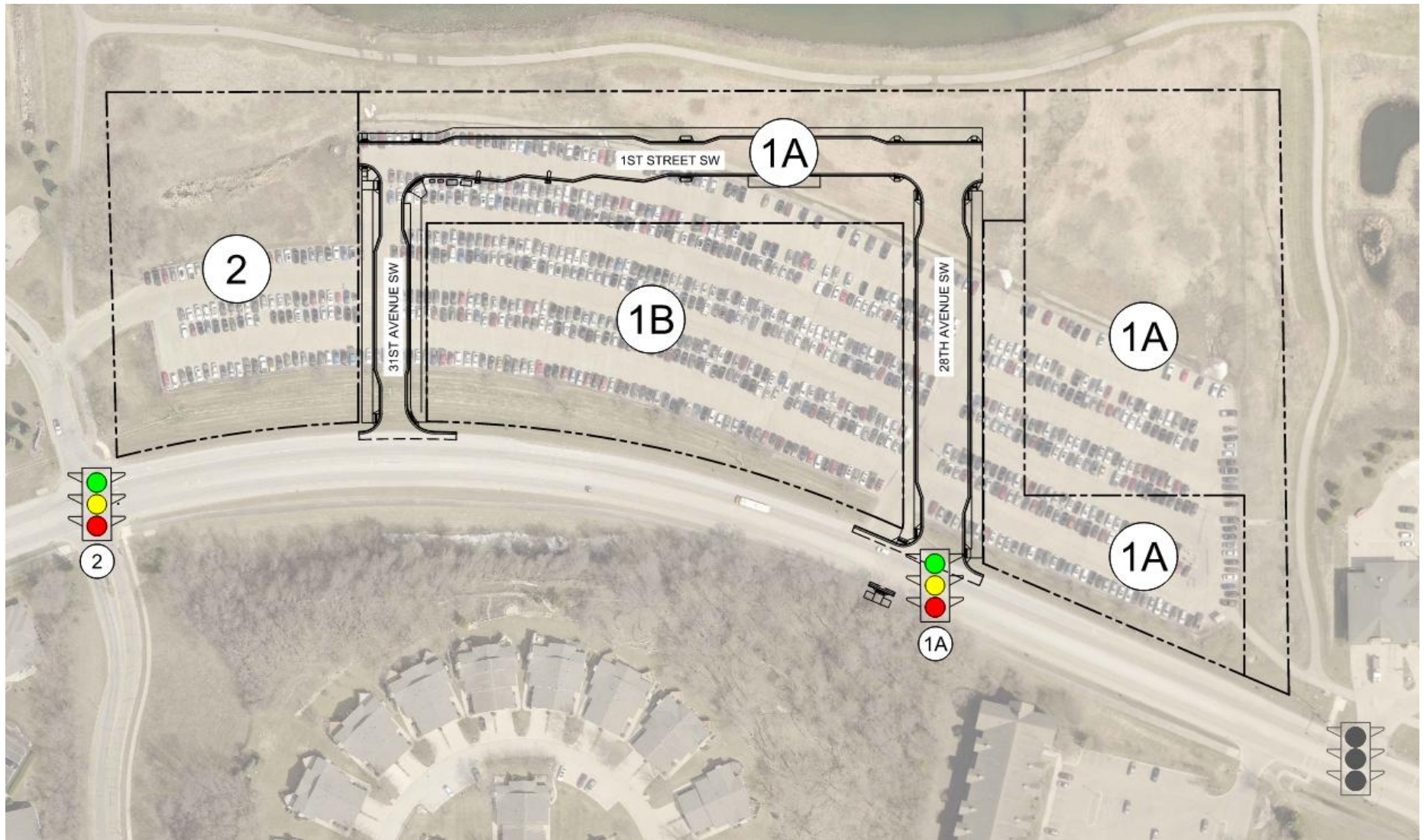


Gardco PureForm LED area small round features a sleek, low profile design and is available with two light engines. ComfortEdge optics provide a unique and lower glare lighting solution designed to enhance visual comfort for pedestrian applications, while precision optics maximize efficiency and spacing. PureForm P20 is available with multiple optical distributions with output up to 17,000 lumens. A full range of control options provides additional energy savings.



Traffic Impacts

- Phase 1A – Traffic Signal at 28th Avenue & 2nd Street
- Phase 1B/2 – Traffic Signal at Avalon Cove Court & 2nd Street



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