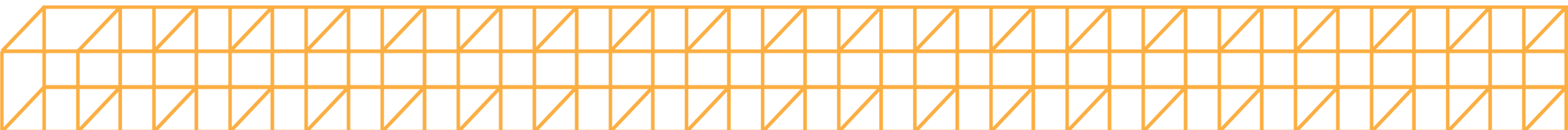


South Parking Ramp

March 18, 2025





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
 - Erin Sexton
- WSB
 - Brian Frank
 - Andy Masterpole
- RSP Architects
 - Tim Miller
 - Mark Forsberg

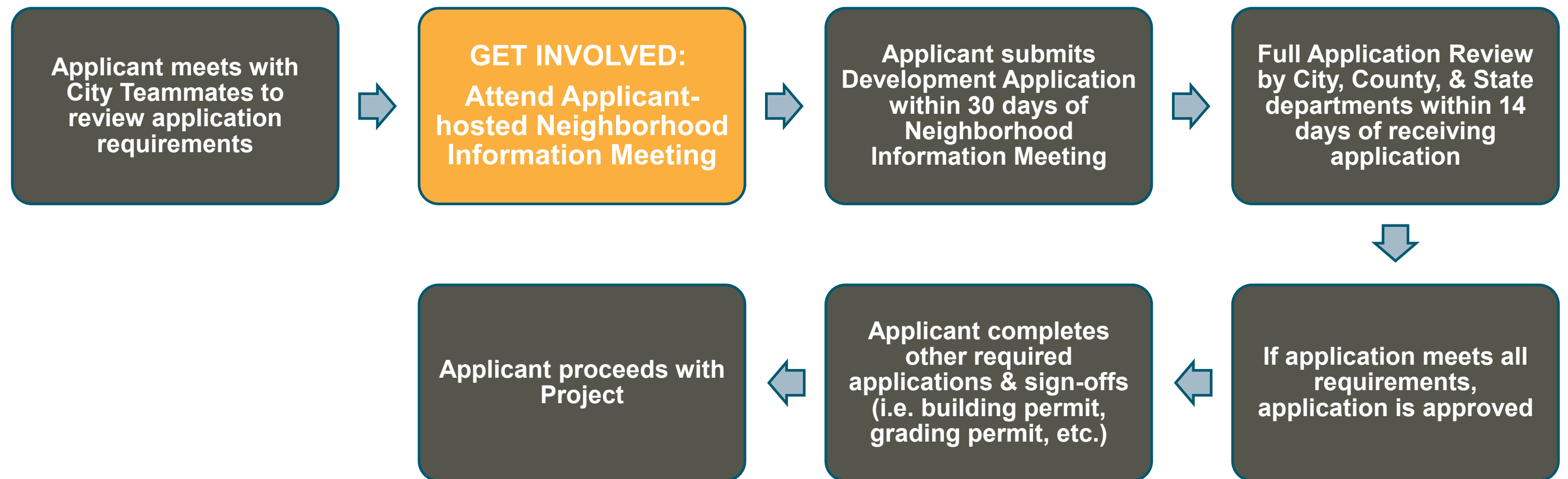


About Our Project

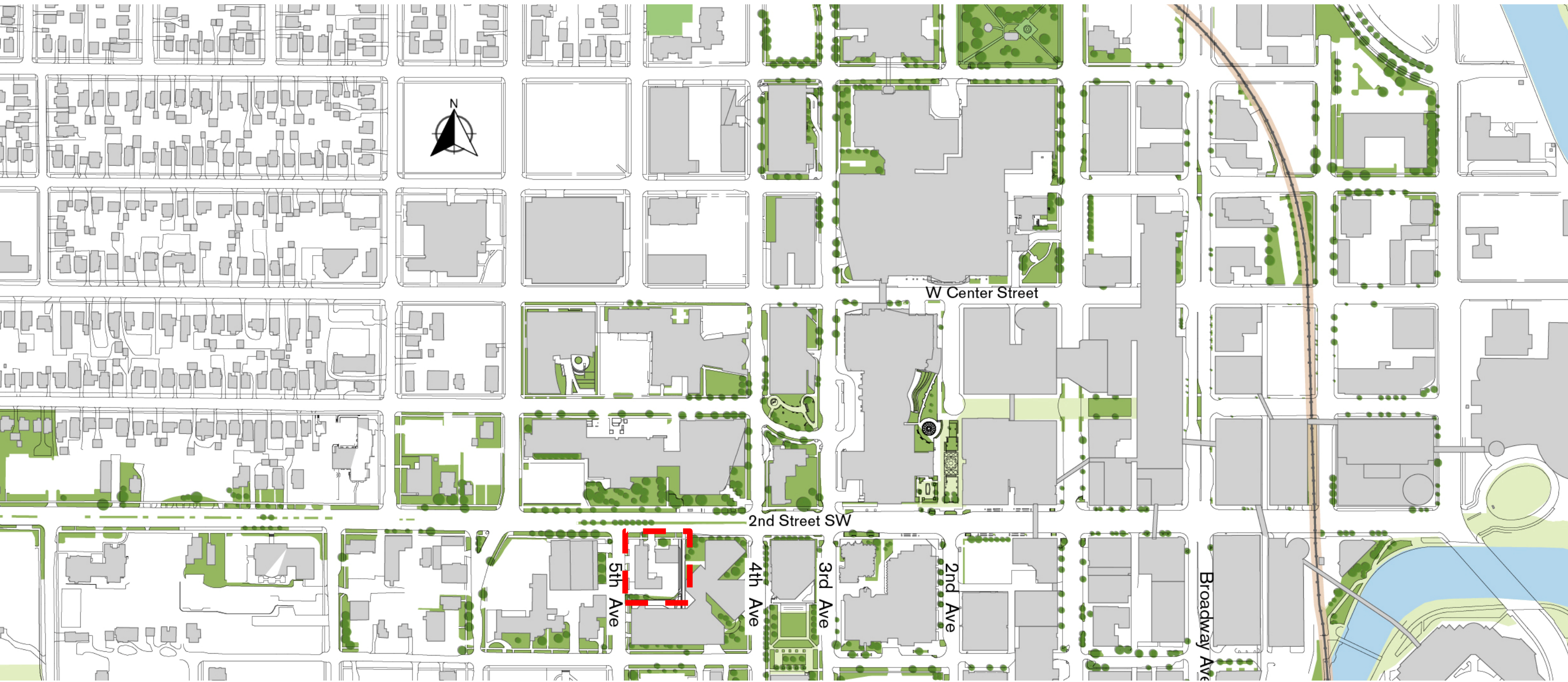


- The new Mayo Clinic South Parking Ramp will be situated in Downtown Rochester at the intersection of 2nd Street and 5th Ave NW. It will have the capacity for approximately 500 vehicular stalls in 215,000 square feet over 7 levels.
- Exits will be available both on the street and pedestrian subway levels providing connection to the existing Baldwin Building.
- Near-term, parking will be a combination of patient and staff parking. Long-term, parking will be patient only.
- Staff vehicles will enter and exit the ramp from 5th Avenue SW.
- Patient vehicles will enter the parking ramp from 4th Avenue SW (existing Baldwin Ramp Entrance) and exit at 5th Avenue SW.
- Pedestrian access points will be located at 2nd Street SW and along 5th Avenue SW.
- The South 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 South 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



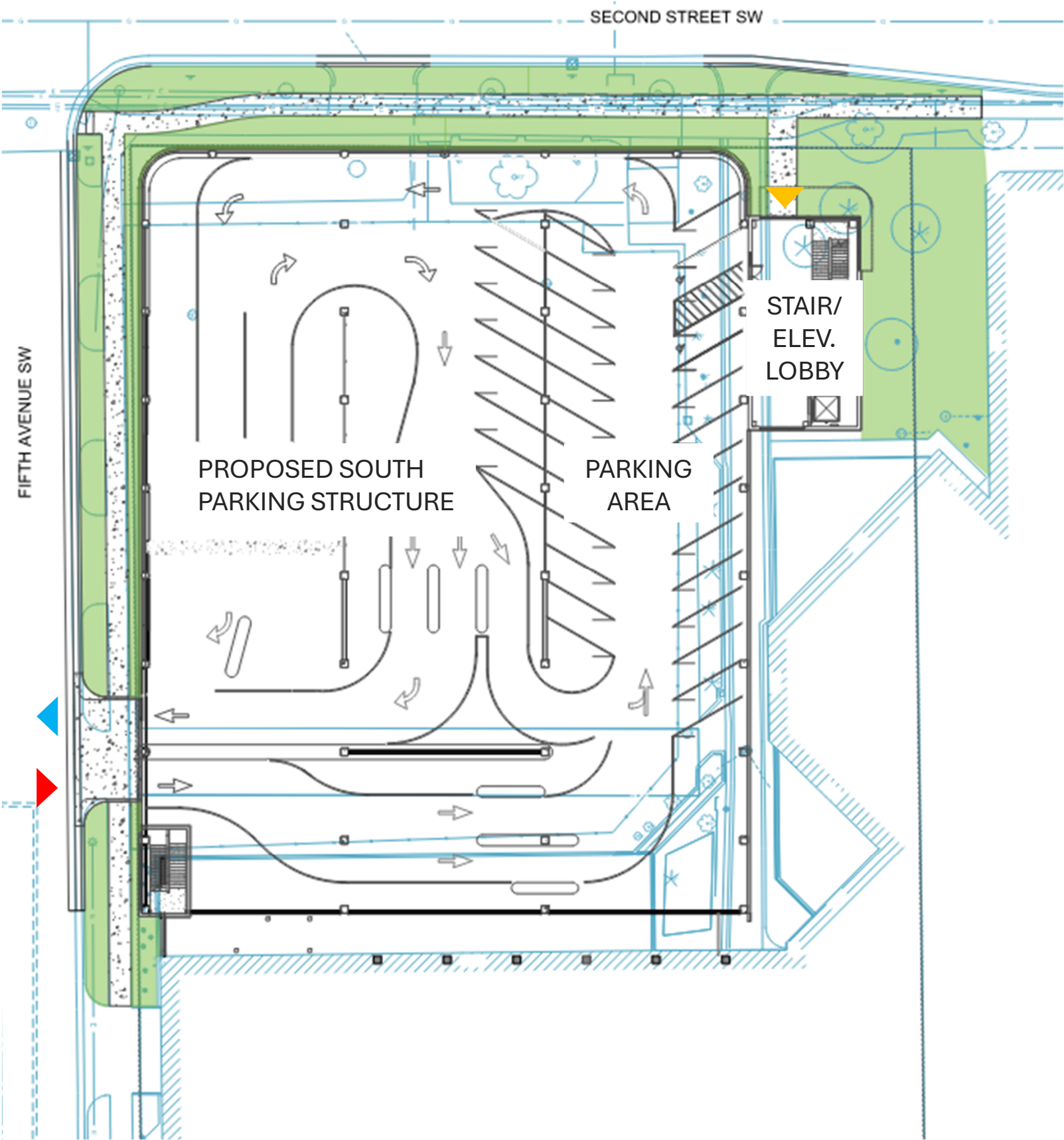
Site Location



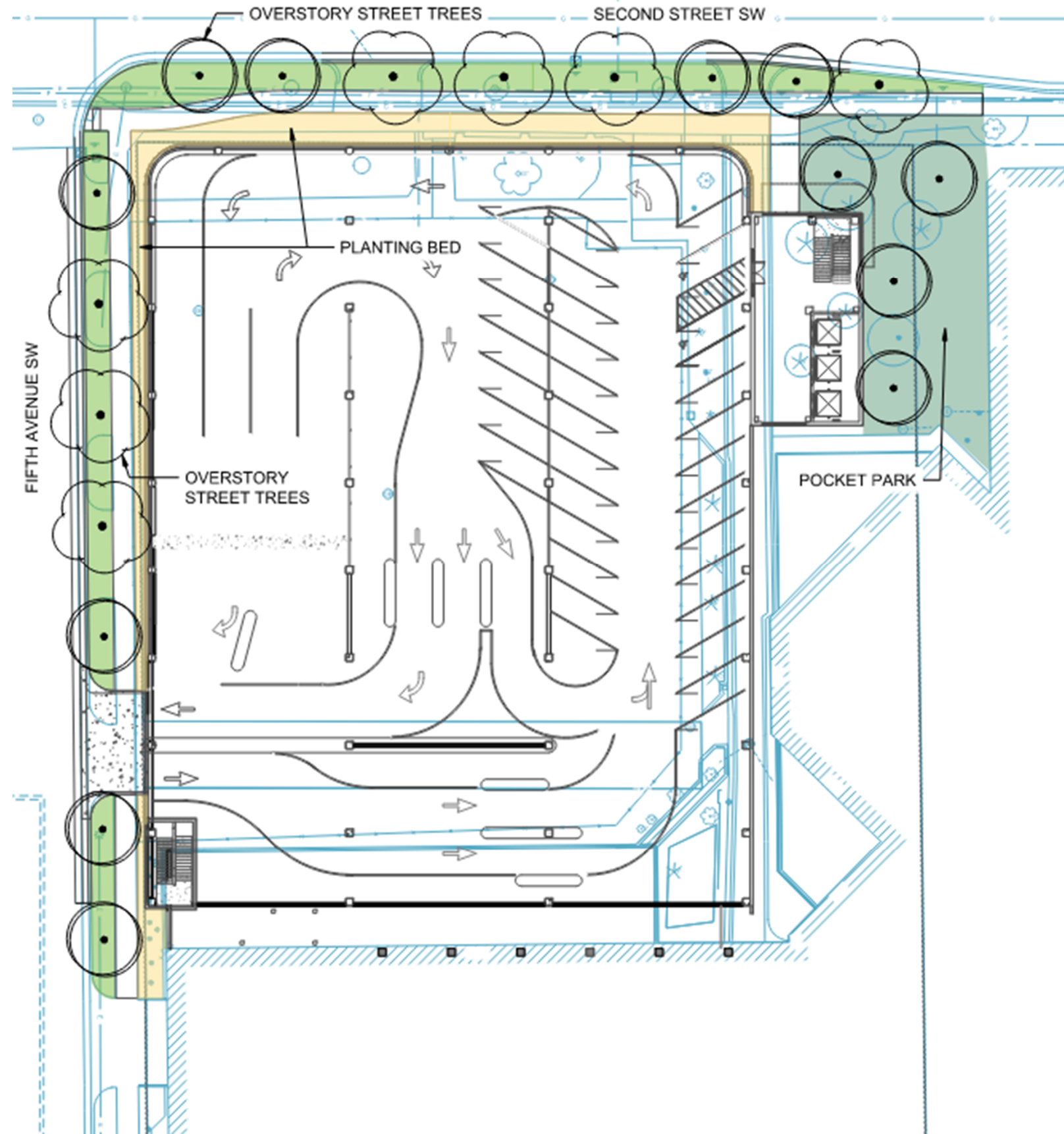
Site Plan

Height	85 ft
Setbacks	refer to drawing
Parking	500 spaces
Building area	215,000 sq-ft

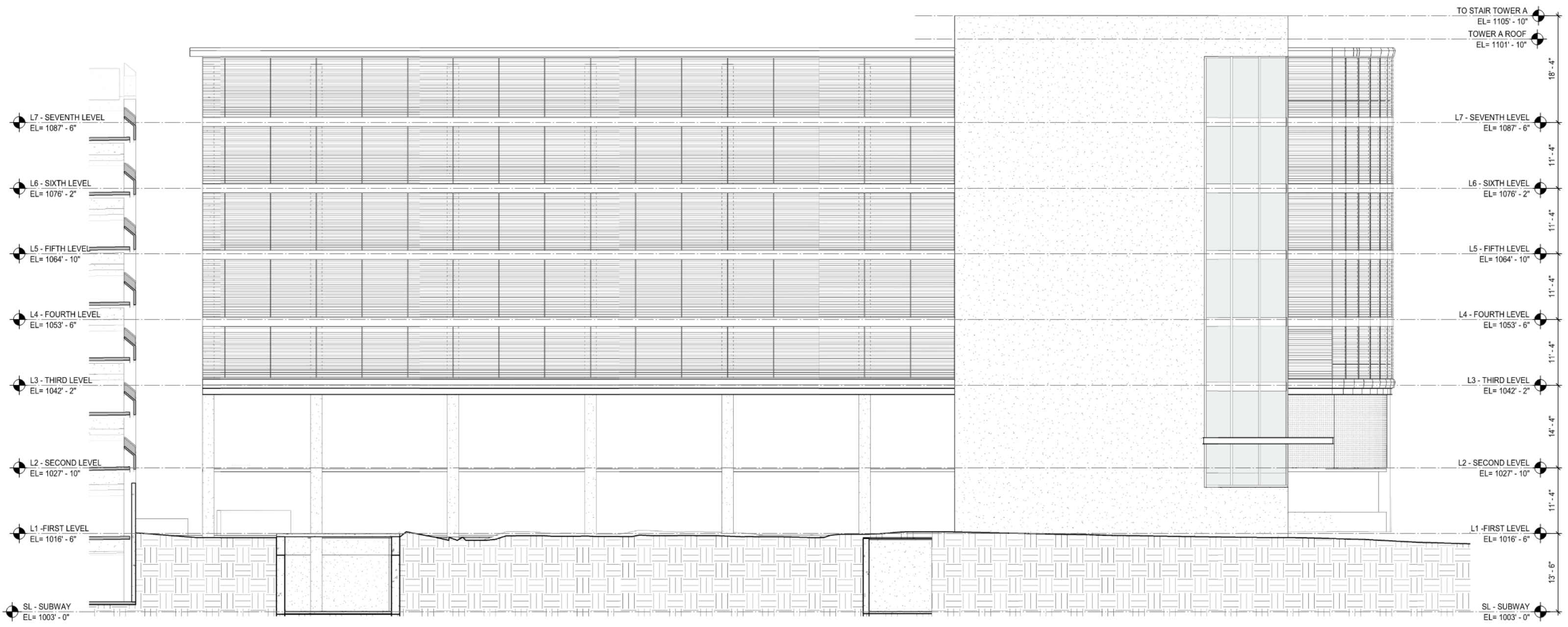
-  Pedestrian Entrance
-  Vehicle Entrance
-  Vehicle Exit



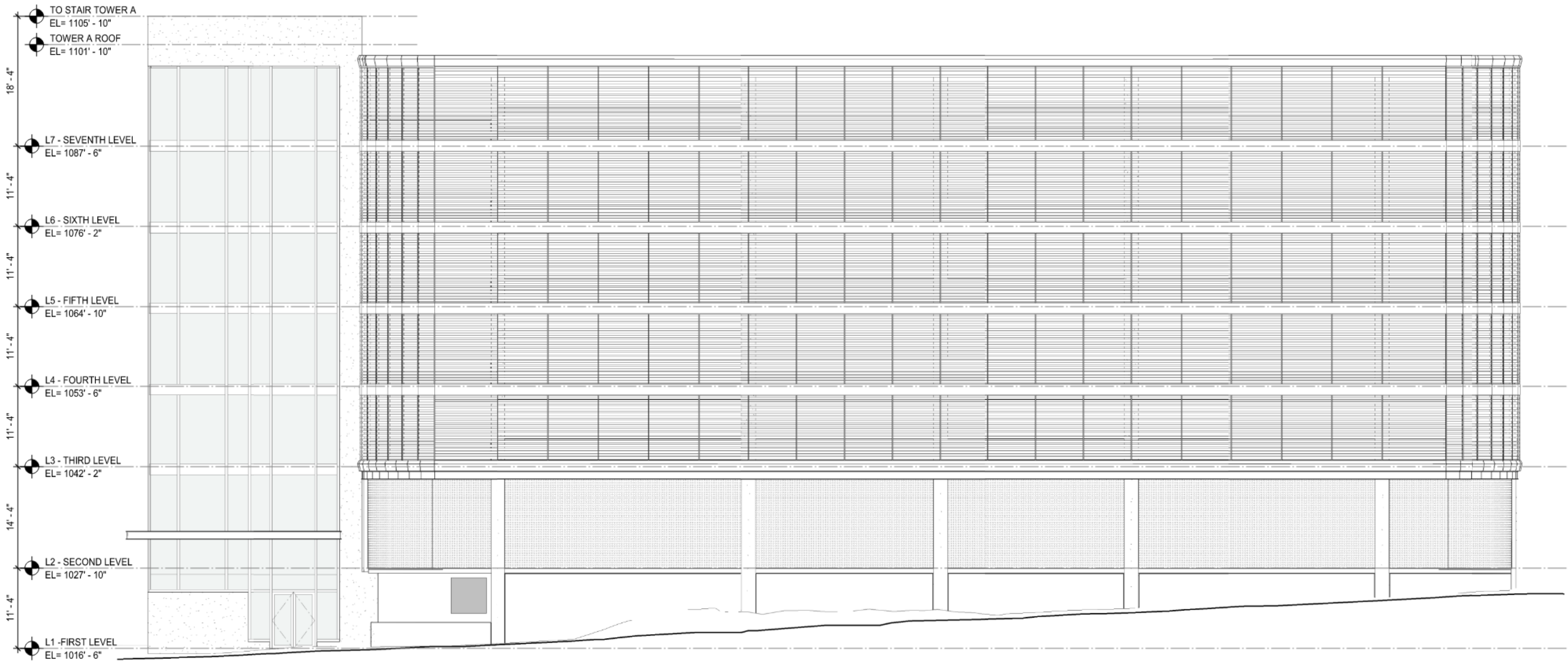
Landscape Plan



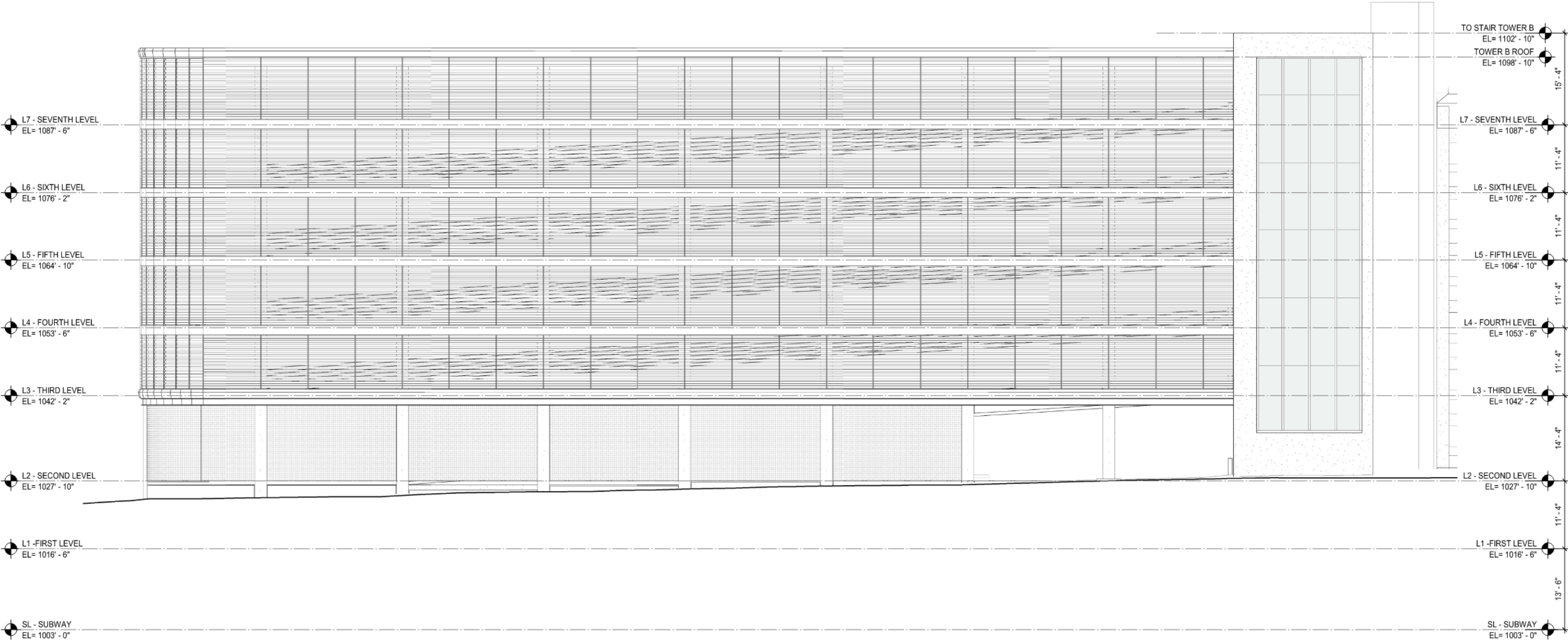
East Elevation



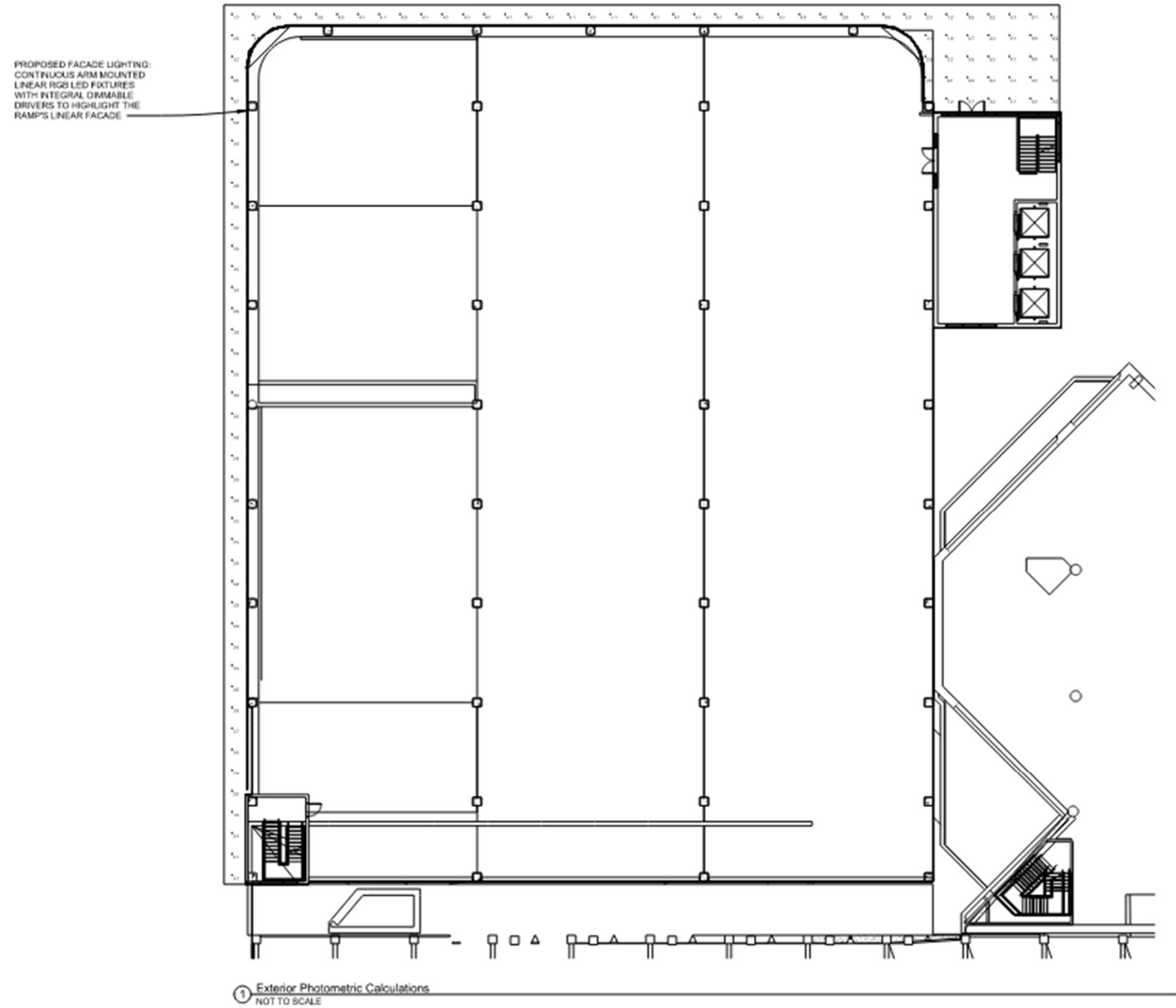
North Elevation



West Elevation

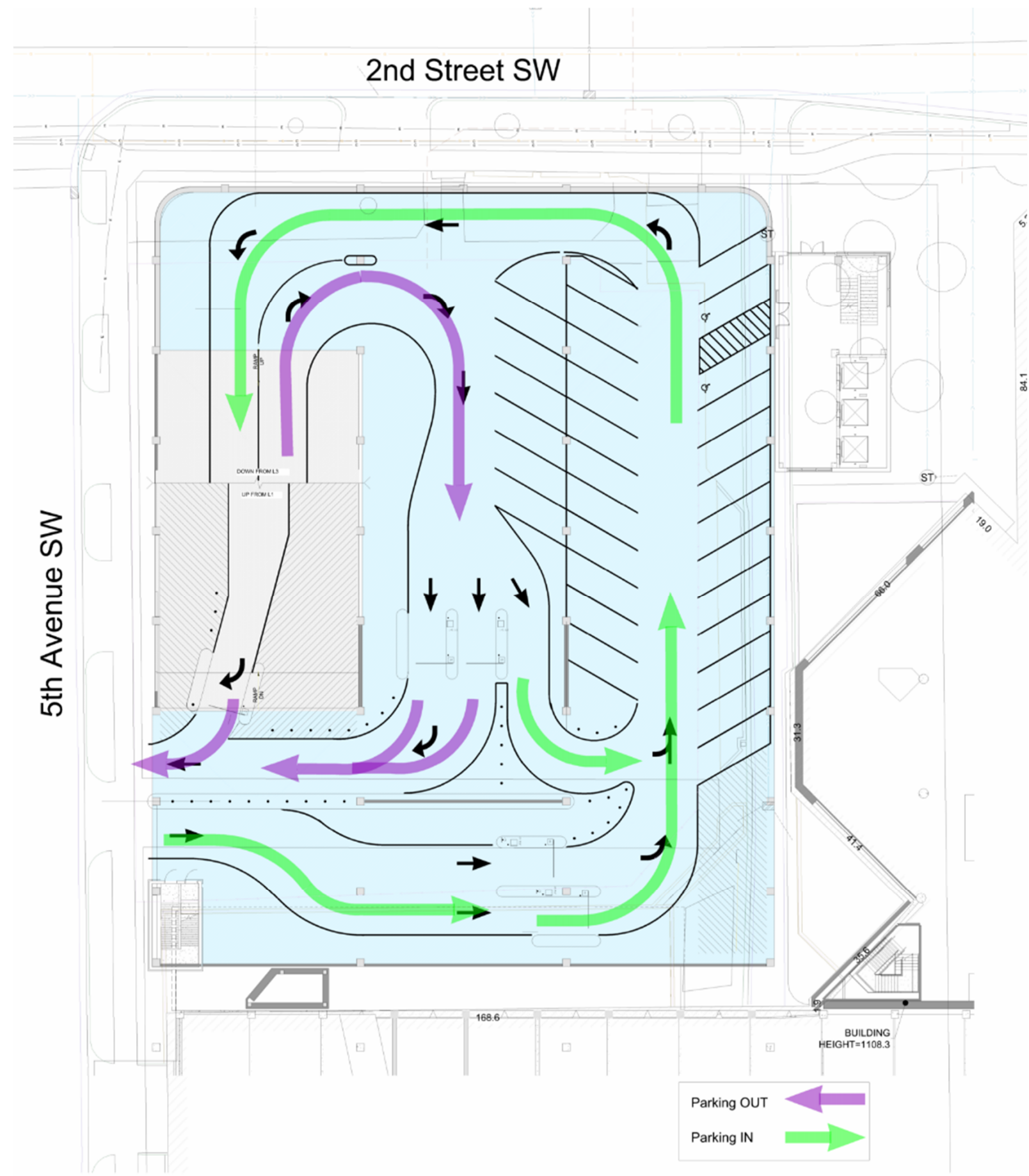


Photometric Plan



Traffic Impacts

- Vehicles enter and exit at Level L2 on 5th Avenue SW
- Future patient drop off planned level L2, vehicles would enter from 5th Avenue SW and proceed through parking equipment, drop off area located in front of stair/elevator tower. After drop off vehicles can proceed up the ramp to park, or exit to 5th Avenue SW.
- Pedestrians enter from the street at level L1 on 2nd Street SW and adjacent entry/exit at level L2 on 5th Avenue SW.
- A long-range traffic study has been completed and conditionally approved which included this parcel.



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

