

The Mayflower

Neighborhood Information Meeting

Gerrard Companies

July 1, 2025

Overview

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

Introduction

Peter Gerrard - Gerrard Companies

Jim Pankratz - Dream Architecture, LLC

Thomas Grier - Dream Architecture, LLC

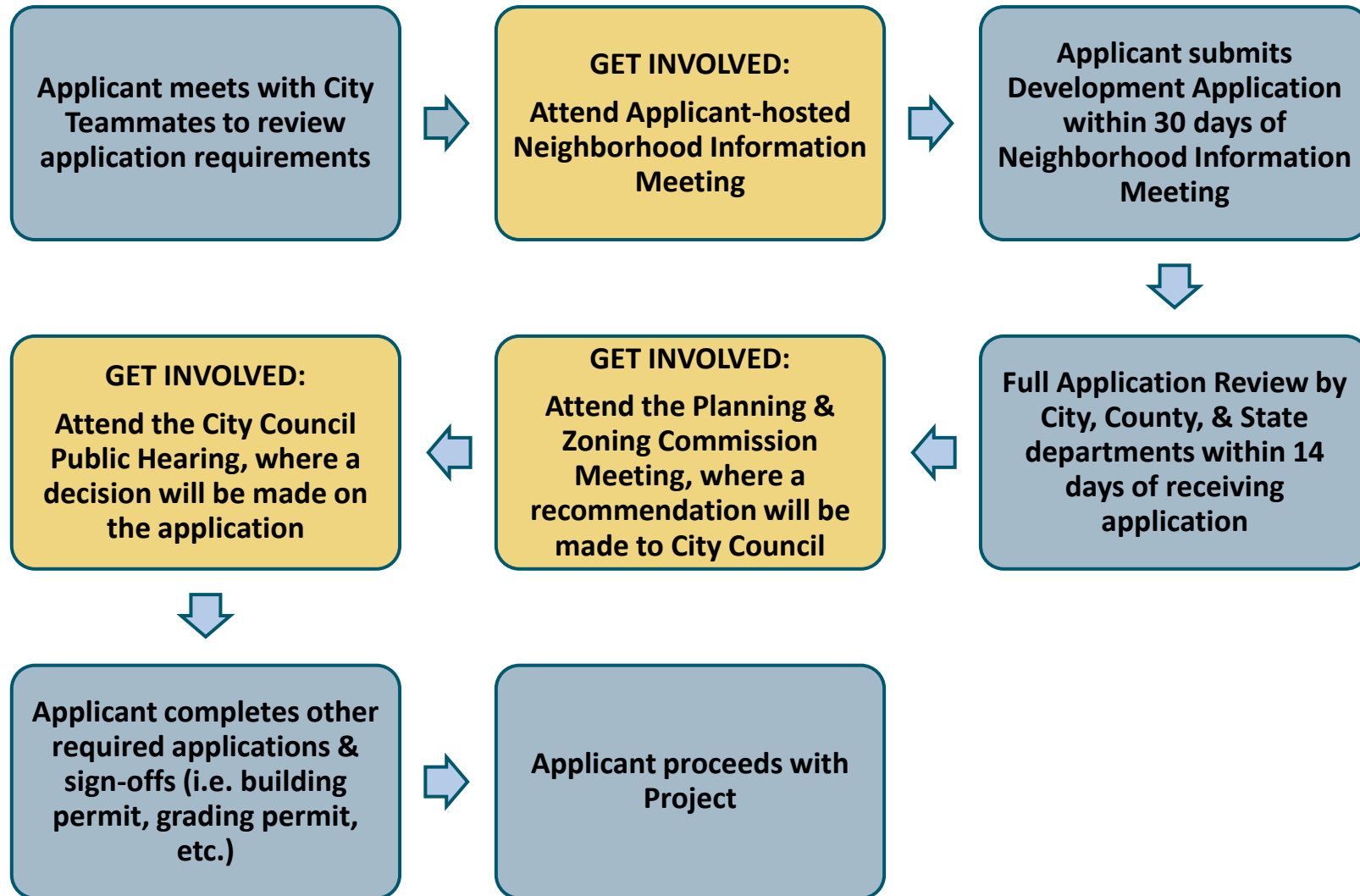
Andy Masterpole, RLA - WSB

Kent TeVelde - WSB

About our Project

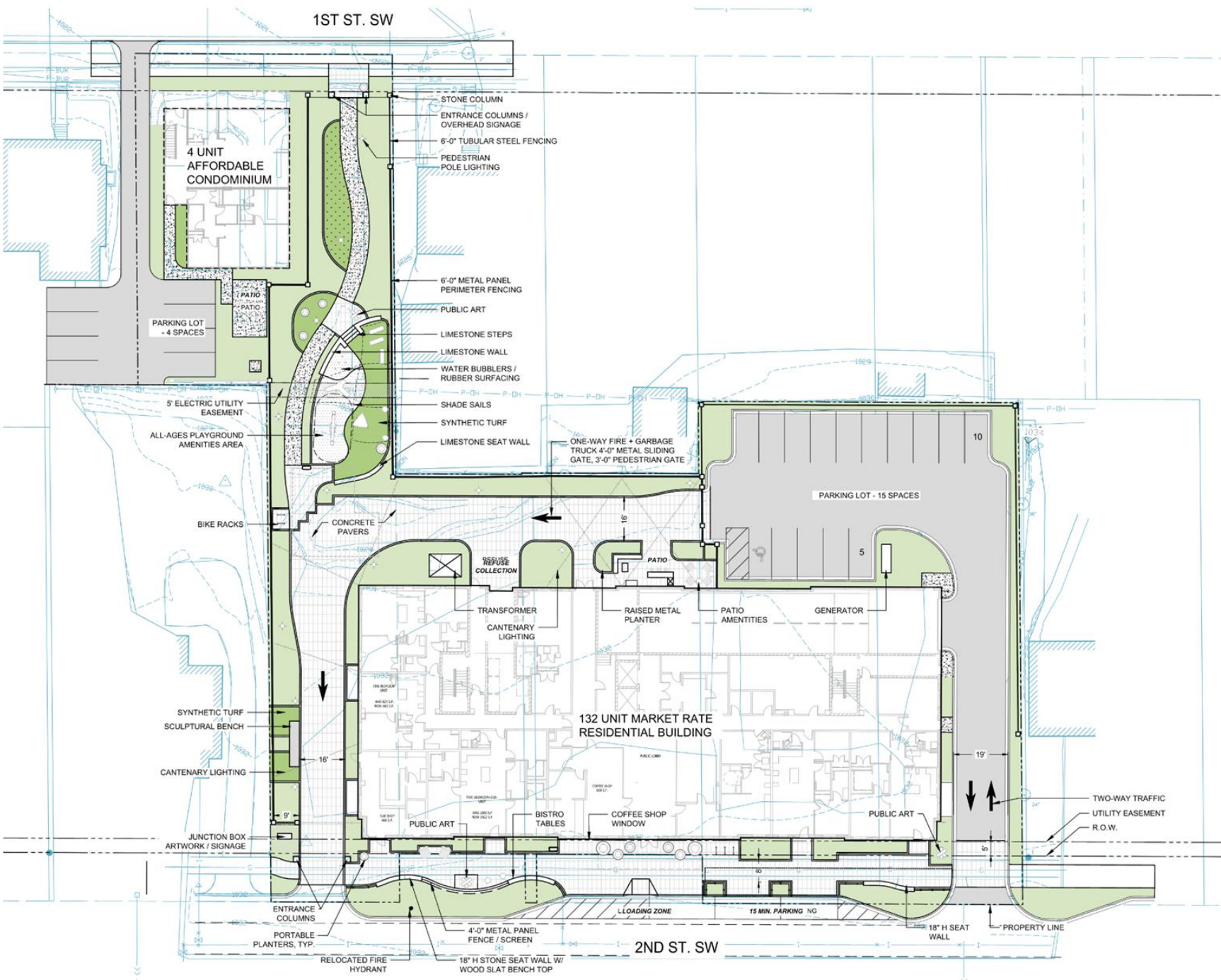
- 132 Unit – Six Story Residential Development
- 700sf coffee shop and 1000sf sub shop on the ground floor
- 2 levels of underground parking with 66 spaces. 15 parking spaces in the surface lot in the back on street parking on 2nd St. SW.
- 4 Unit Affordable Condominium building on the 1st St. SW with 4 parking spaces
- Green Energy components includes Geothermal for heating and solar panels on the roof.
- Public linear pedestrian plaza connects 2nd St. SW and 1st. SW
- Vehicle entry to the site will be right in and out only onto 2nd St. SW.

The Application Process



Site Plan

- Zoning: MX-T Corridor
- Lot Area: None Required
- Lot Width: None Required
- Front Yard Setback: 0 ft
- Interior side setback: 5 ft
- Minimum sum of side setbacks: 10 ft
- Rear Setback: 5 ft
- Building Height: See elevations



Landscape Plan



Elevation –The Mayflower

EXTERIOR ELEVATION NOTES:

- 1) FACE BRICK - 3 1/2" X 7 1/2" X 3 1/2" MODULAR SIZE, THICK WHITE GLAZE IN RUNNING BOND, COLOR "A", AS SPECIFIED BY ARCHITECT.
- 2) FACE BRICK - 3 1/2" X 7 1/2" X 3 1/2" MODULAR SIZE, THICK WHITE GLAZE IN RUNNING BOND, COLOR "A", AS SPECIFIED BY ARCHITECT.
- 3) DARK STONE CONCRETE MASONRY WALL, 8" OR 12" AS REQUIRED, AND DETAILS FOR SIZE AND 3/4" COLOR AS SPECIFIED TO MATCH ADJACENT ELEMENTS.
- 4) CAST STONE CONCRETE MASONRY, 8" OR 12" AS REQUIRED, AND DETAILS FOR SIZE AND 3/4" COLOR AS SPECIFIED TO MATCH ADJACENT ELEMENTS.
- 5) PAINT/FABRICATED PRE-FINISHED FIBER CEMENT COMPOSITE SHEET PANELS, 96" X 120" JAMB REVEALS, 1/2" COLOR AS SELECTED BY ARCHITECT, TOUGH UP AS REQUIRED FOLLOWING INSTALLATION.
- 6) PRE-FINISHED ALUMINUM ROOF EDGE TRIM, COLOR AS SELECTED FROM RAL, ACT-165'S STANDARD RANGE.
- 7) PRE-FINISHED ALUMINUM VERTICAL WALL, 8" OR 12" AS REQUIRED, DRIP, 2" WOOD FINISH, CO OR AS ST FIBER TRICK, MANUFACTURER'S STANDARD RANGE.
- 8) PRE-FINISHED ALUMINUM SHAPED CORNER FRAMING, SEE DETAILS AND SECTIONS FOR 3/4" COLOR AS SELECTED FROM RAL, ACT-165'S STANDARD RANGE.
- 9) PRE-FINISHED ALUMINUM, 3/4" OR 1/2" MOUNTED GUTTER, COLOR AS SELECTED FROM RAL, ACT-165'S STANDARD RANGE.
- 10) ARCHITECTURAL CAST STONE CONCRETE MASONRY WALL CAP, SEE SECTIONS AND 3/4" COLOR AS SELECTED BY ARCHITECT.
- 11) PAINT/FABRICATED PRE-FINISHED FIBER CEMENT COMPOSITE SHEET PANELS, 96" X 120" JAMB REVEALS, 1/2" COLOR AS SELECTED BY ARCHITECT, TOUGH UP AS REQUIRED FOLLOWING INSTALLATION.
- 12) DARK STONE CONCRETE MASONRY, 8" OR 12" AS REQUIRED, DRIP, 2" WOOD FINISH, CO OR AS ST FIBER TRICK, MANUFACTURER'S STANDARD RANGE.
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- 21) VINYL CLAD RATED DOORS, EXTERIOR COLOR BLACK, INTERIOR WHITE.
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- 23) PRE-FINISHED, PRE-FINISHED FIBER CEMENT COMPOSITE SHEET PANELS, 96" X 120" JAMB REVEALS, 1/2" COLOR AS SELECTED BY ARCHITECT, TOUGH UP AS REQUIRED FOLLOWING INSTALLATION.
- 24) PRE-FINISHED, PRE-FINISHED FIBER CEMENT COMPOSITE SHEET PANELS, 96" X 120" JAMB REVEALS, 1/2" COLOR AS SELECTED BY ARCHITECT, TOUGH UP AS REQUIRED FOLLOWING INSTALLATION.
- 25) ANODIZED ALUMINUM LAMINAR, 1/2" OR 1/4" AS REQUIRED, SEE SCHEDULE AND DETAILS, COORDINATE WITH MECHANICAL.
- 26) OVERLAP RATED WINDOW, 1/2" OR 1/4" AS REQUIRED, SEE SCHEDULE AND DETAILS, COORDINATE WITH MECHANICAL.
- 27) SECTIONAL OVERLAP, 1/2" OR 1/4" AS REQUIRED, SEE SCHEDULE AND DETAILS, COORDINATE WITH MECHANICAL.
- 28) PAINTED STEEL INSULATED HOLLOW METAL, DOOR AND FRAME.
- 29) 12" THICK PRE-CAST CONCRETE BEARING WALL, 1/2" ARCHITECTURAL, 3" INSULATION, 4" STRUCTURAL, PAINT, 1/2" OR 1/4" AS REQUIRED, SEE SCHEDULE AND DETAILS, COORDINATE WITH MECHANICAL.
- 30) 1/4" X 3/8" FIBER CEMENT COMPOSITE TRIM BOARDS AT JAMB AND WINDOW, 1/2" OR 1/4" AS REQUIRED, SEE SCHEDULE AND DETAILS, COORDINATE WITH MECHANICAL.
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Elevation –The Mayflower

EXTERIOR ELEVATION NOTES:	
1. 4"X6" BRICK - 20" X 7 1/2" X 7 1/2" MODULAR SIZE; BRICK FINISH Laid in RUNNING BOND. COLOR "A" AS SELECTED BY ARCHITECT.	21. VINYL WINDOW PARASOLS EXTERIOR COLOR BLACK, INTERIOR SH-10.
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3. CAST STONE CONCRETE MASONRY. SEE DETAIL FOR SIZE AND SHAPE. COLOR AS SELECTED TO MATCH MANUFACTURER'S STANDARD.	23. 1/2"X6" BRICK - 20" X 7 1/2" X 7 1/2" MODULAR SIZE; BRICK FINISH Laid in RUNNING BOND. COLOR "A" AS SELECTED BY ARCHITECT.
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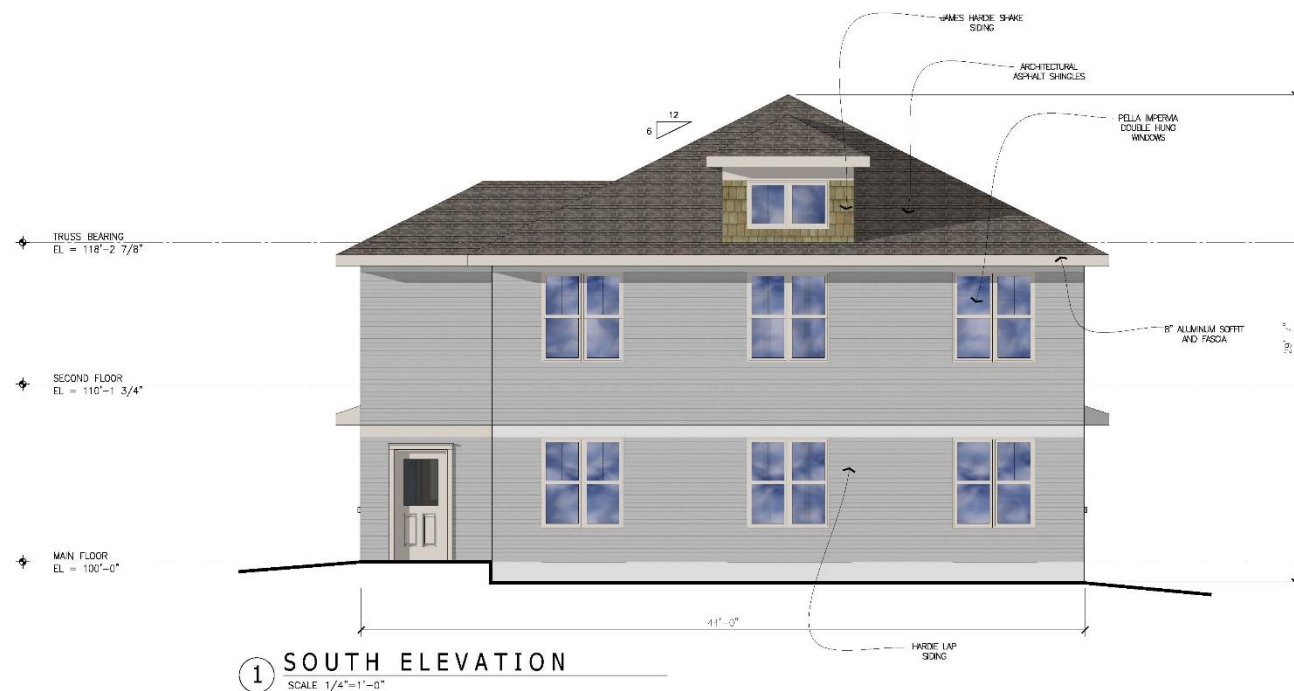


2 WEST ELEVATION



1 NORTH ELEVATION

Elevation – 4 Unit Condo



Elevation – 4 Unit Condo



Birds Eye View- South Side



Birds Eye View – North Side



Perspective View – South Entrance



Perspective View – 2nd Street Streetscape



Perspective View – North Entrance



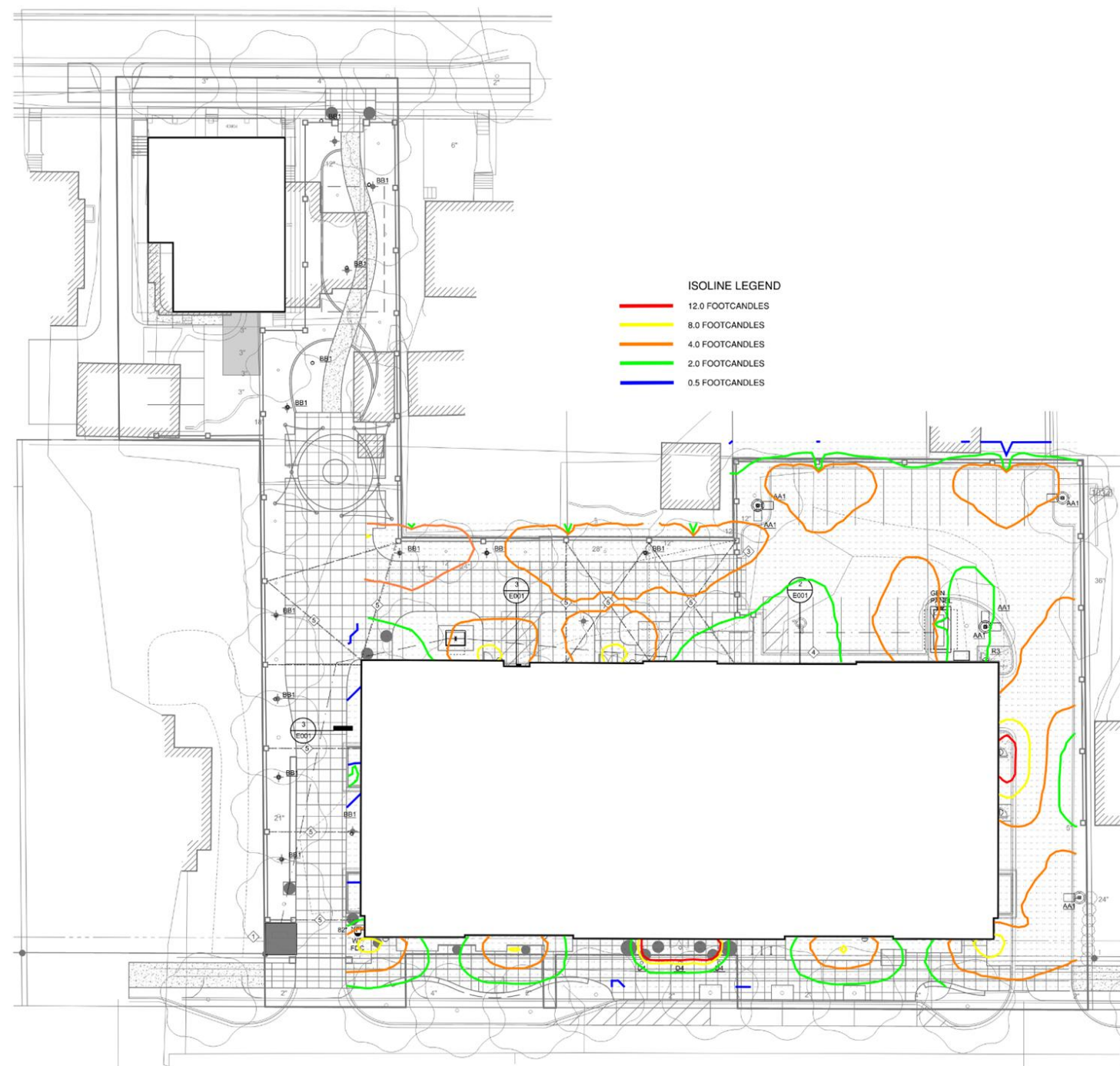
Perspective View – Social Node



Perspective View – Back Patio

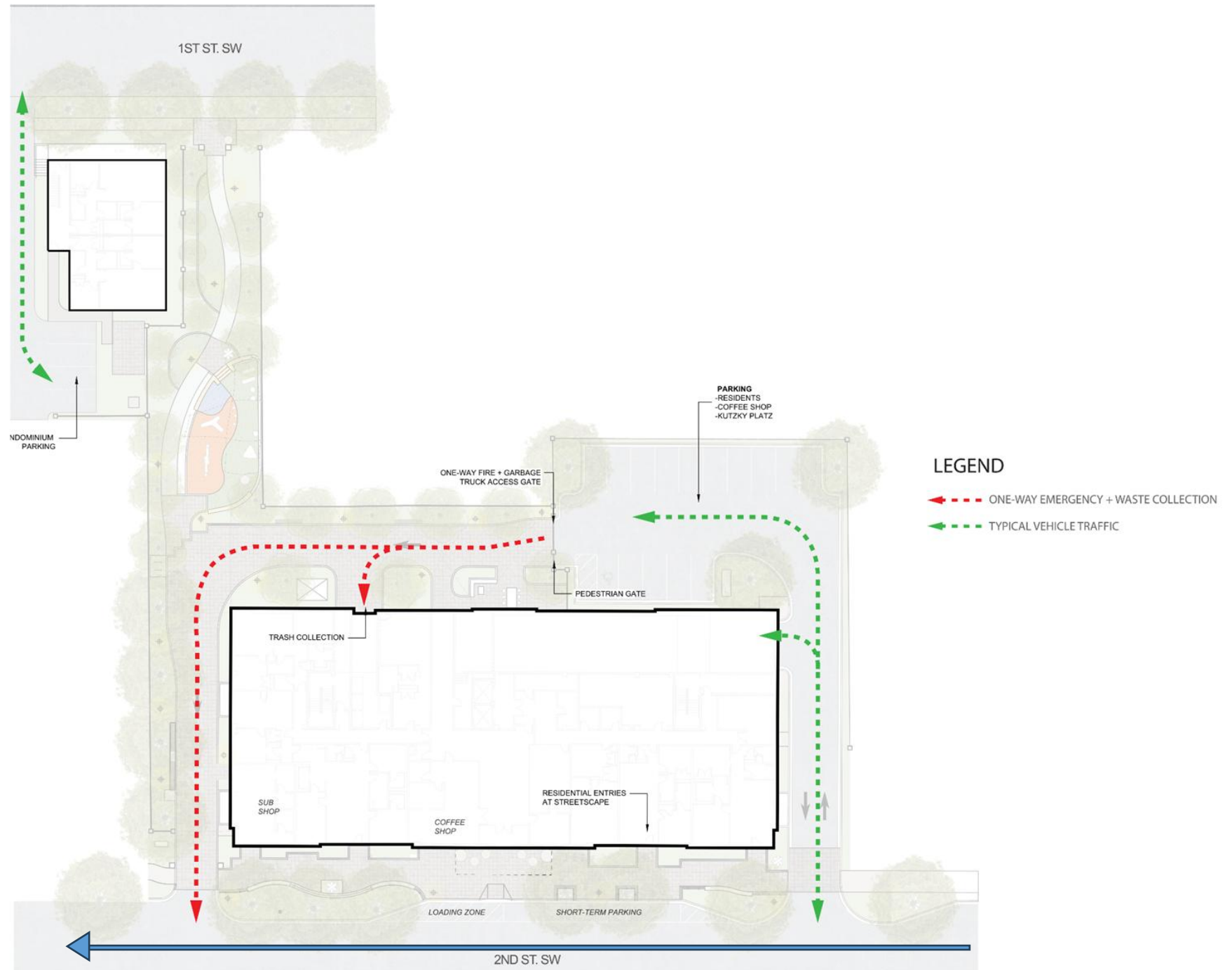


Photometric Plan



Traffic Impacts

- Right in / Right out only onto 2nd St. SW from the east access point.
- Trash collection (twice/week) and fire access, one-way vehicles that exit around the west side of the building
- East access point serves 15 parking spaces in back for building and plaza users.
- Loading zone and short-term on-street parking on 2nd St. SW
- Four-unit condo building has a shared driveway with four parking spaces



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).