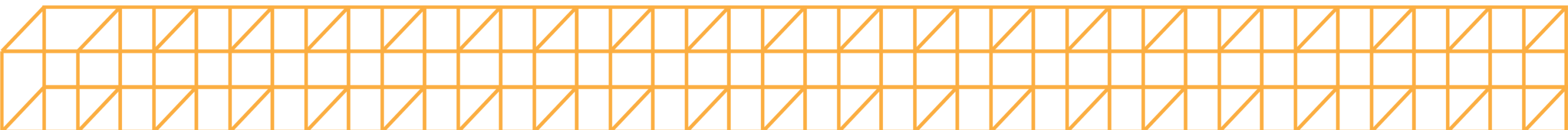


Clinical Buildings Bold. Forward. Unbound. in Rochester

September 09, 2025





Overview



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



Introductions



- Mayo Clinic
 - Andrew Reese
 - Ben Youngstrom
 - Erin Sexton
- WSB
 - Janele Taveggia
 - Brian Frank
 - Andy Masterpole
- Cannon Design
 - Dustin Rehkamp
 - Christy Cavataio
 - Joe Scott
- Foster + Partners
 - Chris West
 - Thomas Tumelty

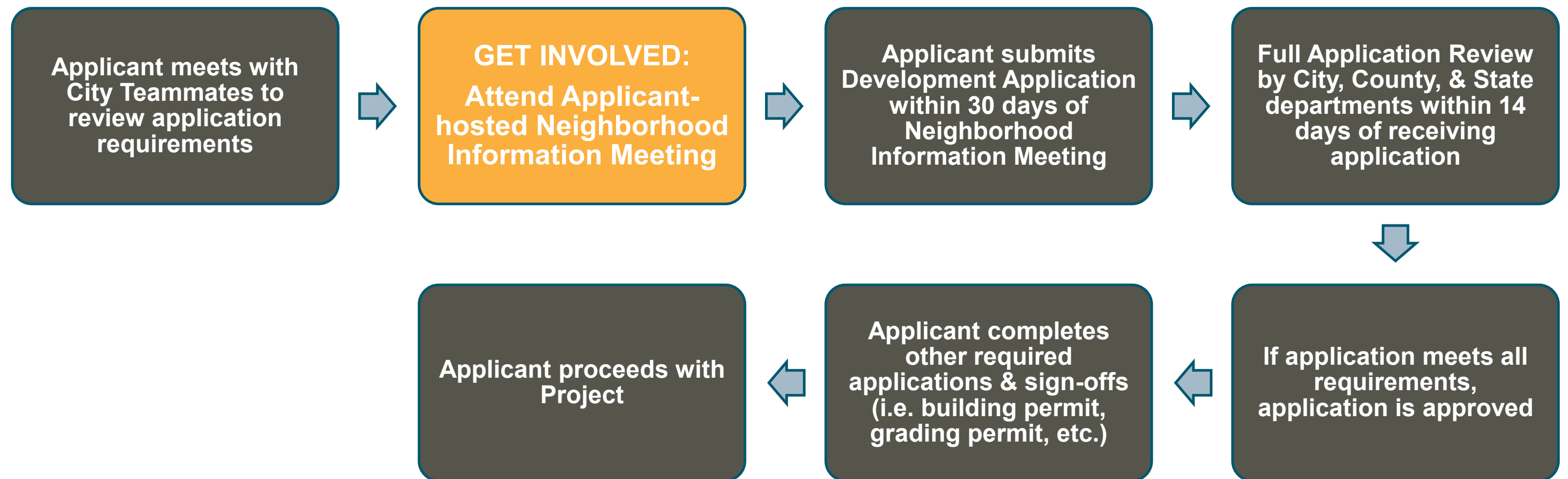


About Our Project



- As part of Bold. Forward. Unbound. in Rochester, Mayo Clinic is constructing **two new clinical buildings** totaling 1.8 million square feet.
- Mayo Clinic received a transformational gift from benefactors Edith and Bernard Waterman, of Fort Myers, Florida, to support healthcare transformation through the vision of Bold. Forward. Unbound. in Rochester. In recognition of their generosity, Mayo Clinic will name one of the new clinical buildings the Bernard E. and Edith B. Waterman Building. It will connect to the Gonda Building to the east and another new clinical building to the west on multiple levels.
- The second and largest new clinical building will be constructed on the site of the former Ozmun Complex. A formal name for the future building has not yet been established. Together with the Waterman Building, this facility will become a hub of innovation and a beacon of hope and healing for patients receiving care for serious or complex conditions.

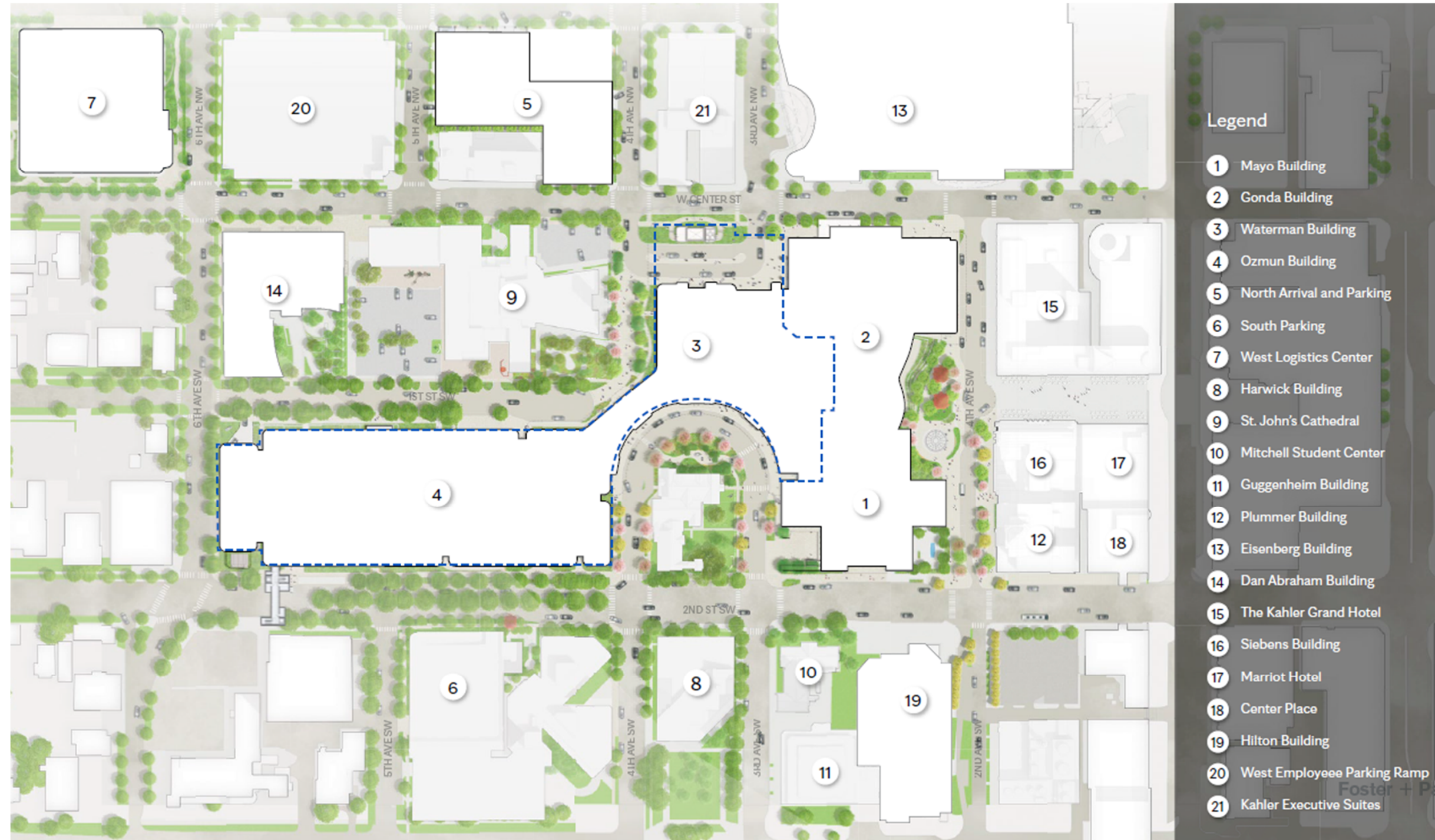
The Application Process



Site Plan

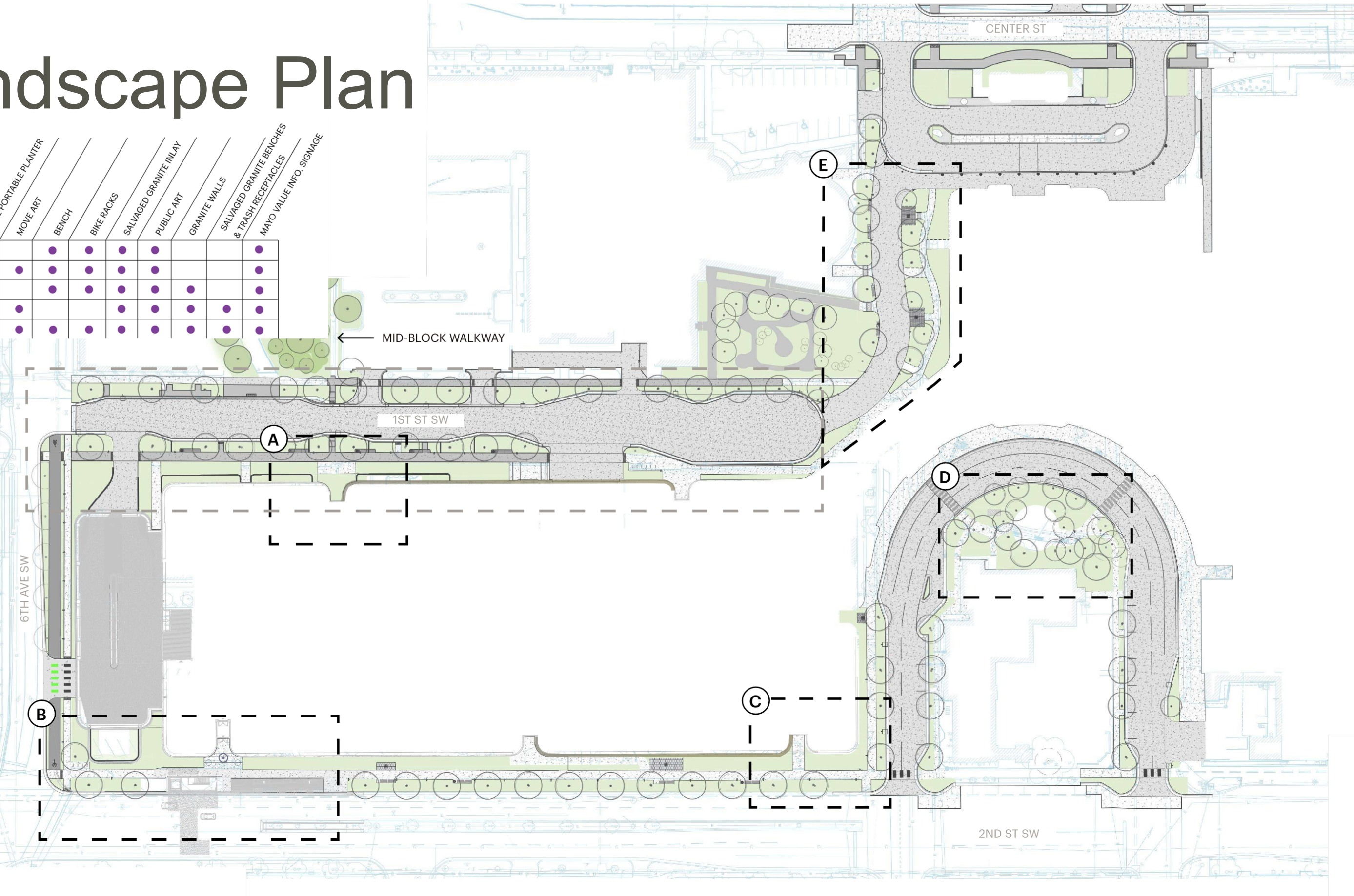
- **Building heights** Maximum Height: 240'-6"
- **Setbacks** Required: 0'
- **Building Area** 1.8 Million square feet
- **Parking** Primary patient parking for the two clinical buildings: North Arrival and Parking (#5 on map) and South Parking (#6 on map).

Link Bus Rapid Transit and other nearby and offsite parking and transportation solutions will continue to support the broader campus and downtown.

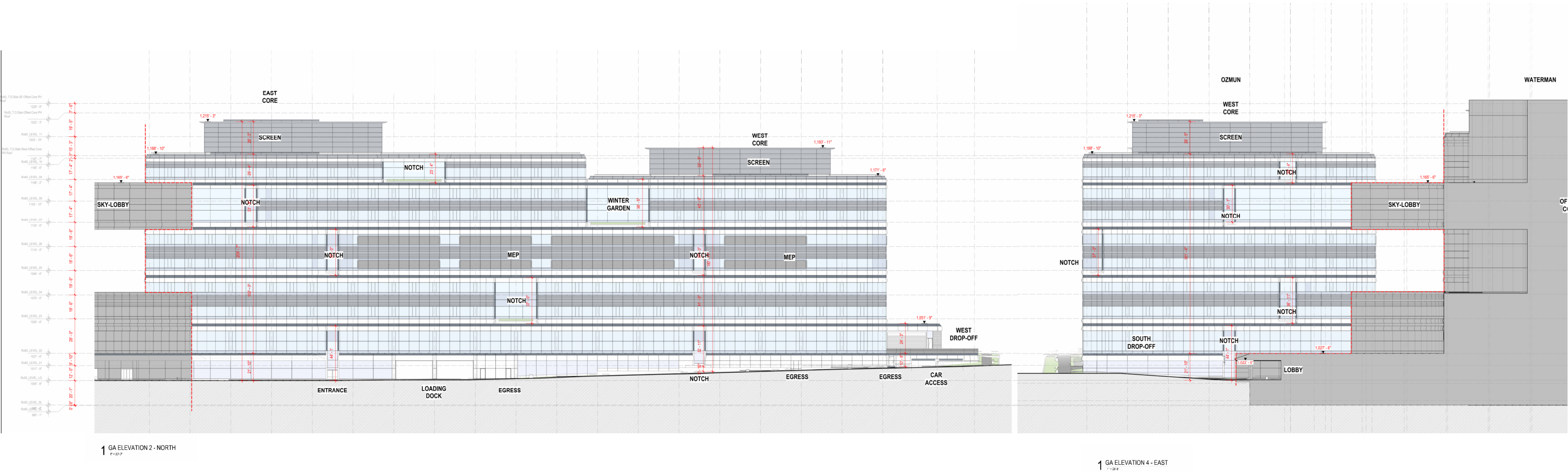


Landscape Plan

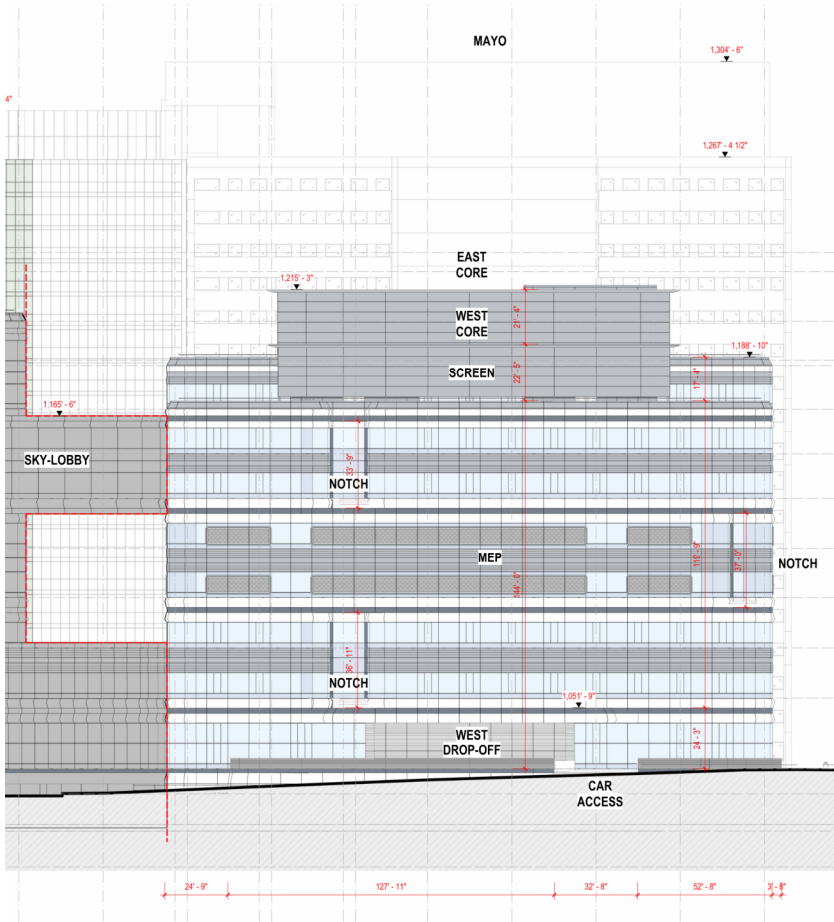
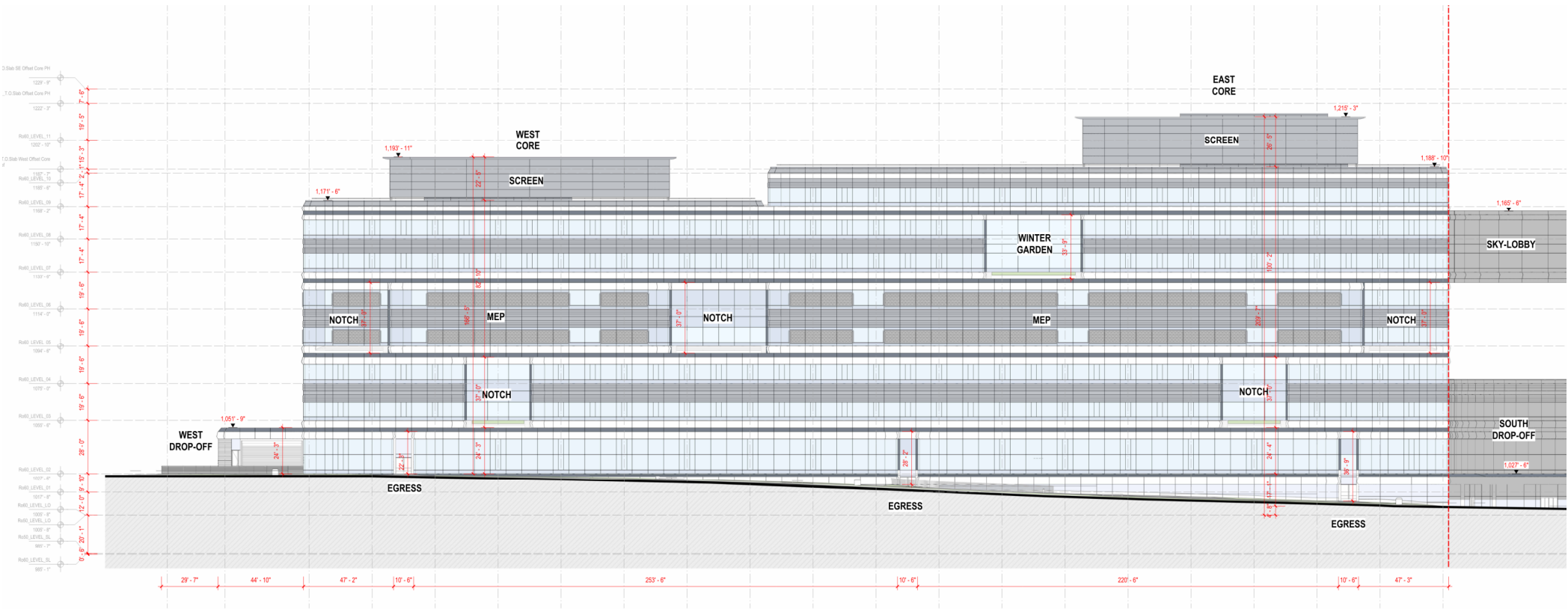
	LARGE PORTABLE PLANTER	MOVE ART	BENCH	BIKE RACKS	SALVAGED GRANITE BENCHES	PUBLIC ART	GRANITE WALLS	SALVAGED GRANITE BENCHES & TRASH RECEPTACLES	MAYO VALUE INFO. SIGNAGE
AREA A	●		●	●	●	●			●
AREA B	●	●	●	●	●	●			●
AREA C	●		●	●	●	●	●		●
AREA D	●	●			●	●	●	●	●
AREA E	●	●	●	●	●	●	●	●	●



Proposed – Ozmun Site Building



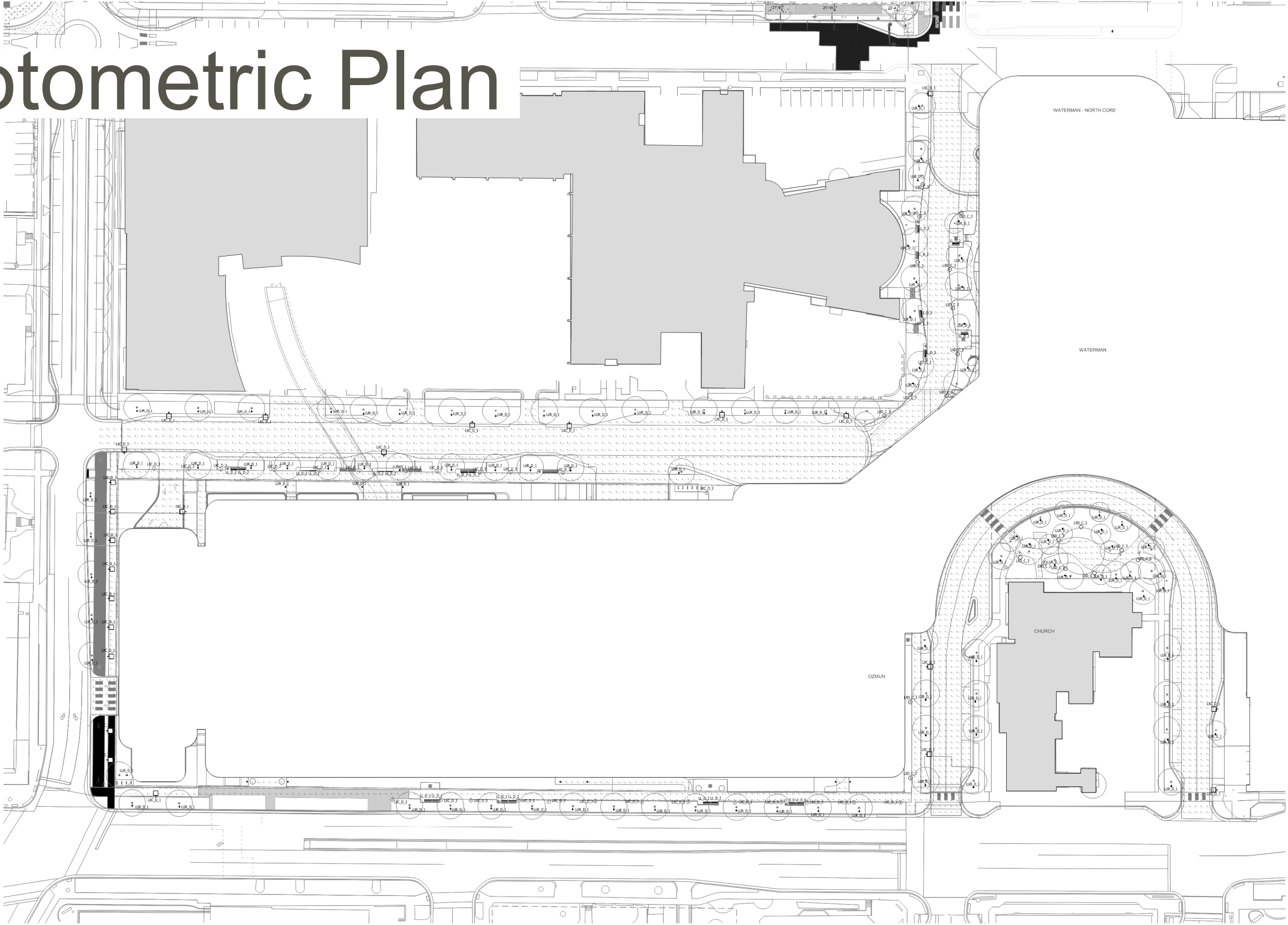
Proposed – Ozmun Site Building





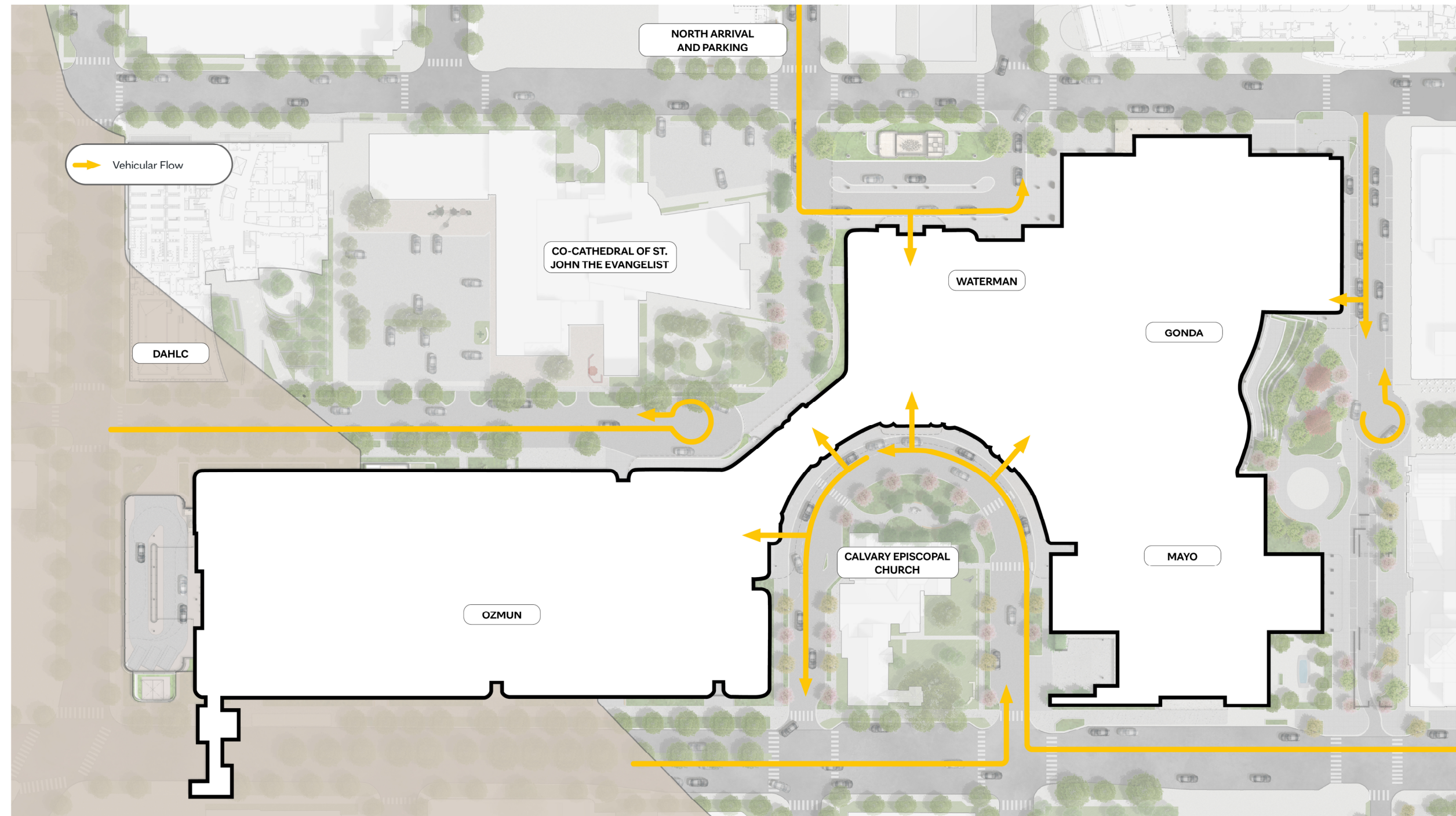


Photometric Plan



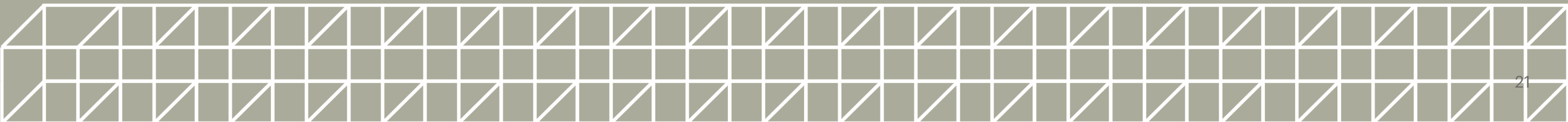
Traffic Impacts

- Primary patient parking for the two clinical buildings: North Arrival and Parking and South Parking.
- Link Bus Rapid Transit and other nearby and offsite parking and transportation solutions will continue to support the broader campus and downtown.
- A long-range traffic study has been completed and conditionally approved which included this site.





Q&A



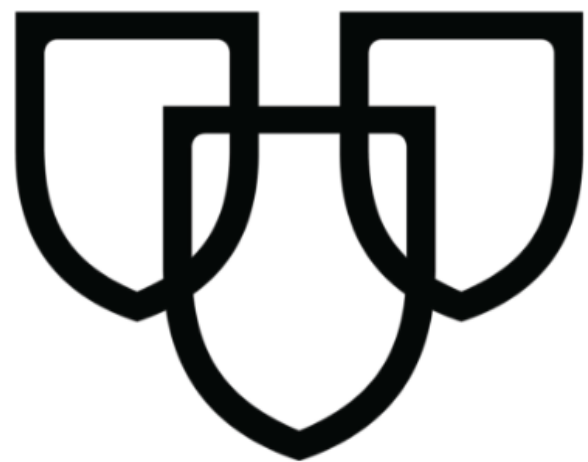


Still have Questions?



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

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CLINIC**



Foster + Partners

CANNONDESIGN



THANK YOU