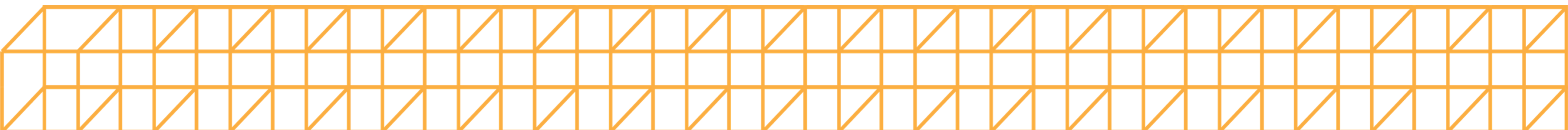


West Logistics Center Bold. Forward. Unbound. in Rochester

October 14, 2025





Overview



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



Introductions



- Mayo Clinic
 - Andrew Reese
 - Chris Nelson
 - Erin Sexton
- WSB
 - Janele Taveggia
 - Brian Frank
 - Andy Masterpole
- Cannon Design
 - Brian Bassett
 - Paul Morel
 - Jon Mehlschau

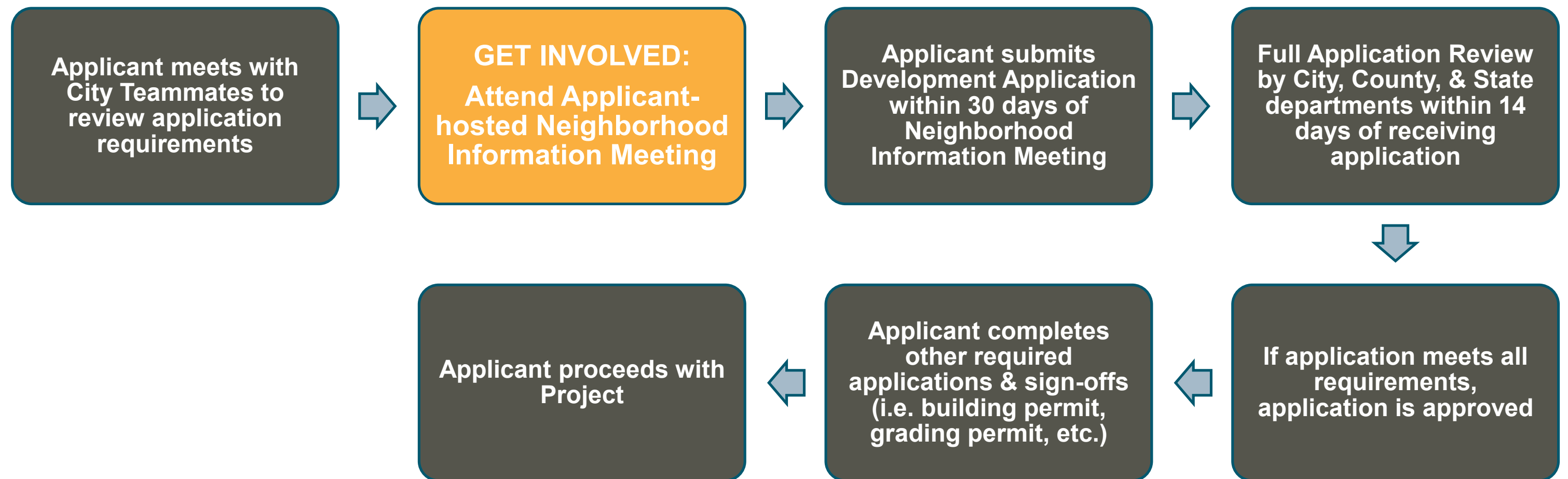


About Our Project

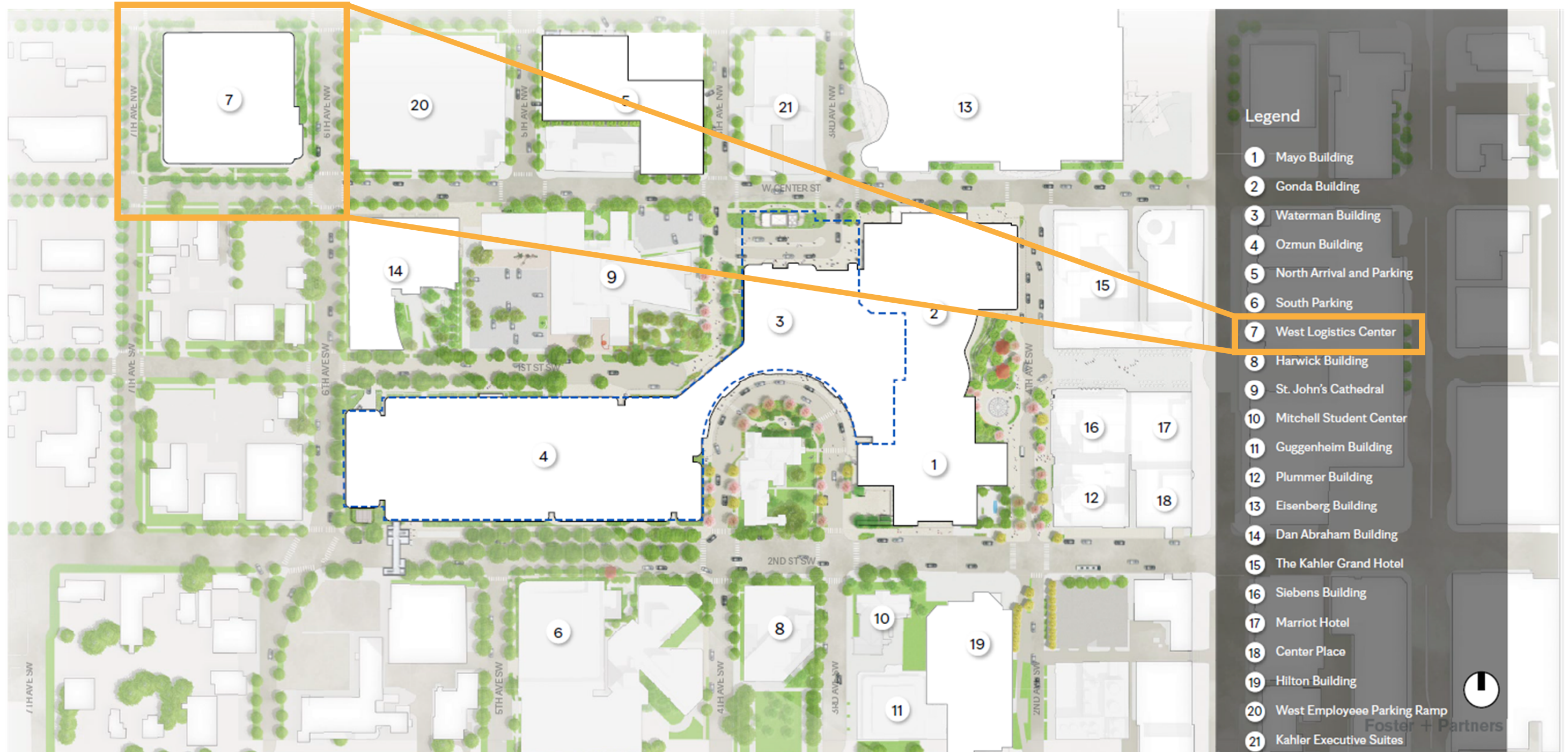


- As part of Bold. Forward. Unbound. in Rochester, Mayo Clinic is constructing **a new logistics building** totaling 185,000 square feet to serve the new hospital buildings.
- Delivery vehicles will arrive from the north and enter the site from 1st Street NW and back into a screened open truck yard.
- Distribution of materials to the new hospital buildings will be via a new tunnel beneath 6th Avenue NW, currently under construction.
- The primary entrance of the building will be located at the southeast corner at 6th Avenue NW and Center Street W.
- A public park will be constructed along the west side of the building, helping to integrate the building and site into the broader community, that honors the former Lourdes High School with pedestrian connections maintained around the block.

The Application Process

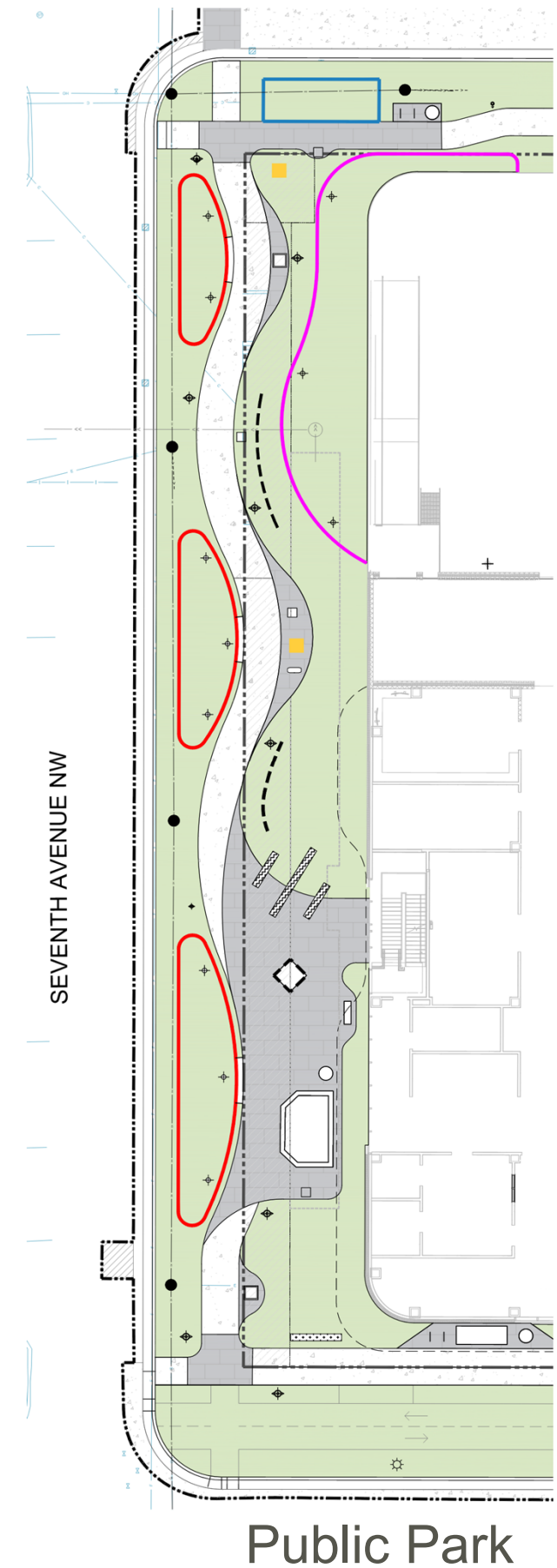
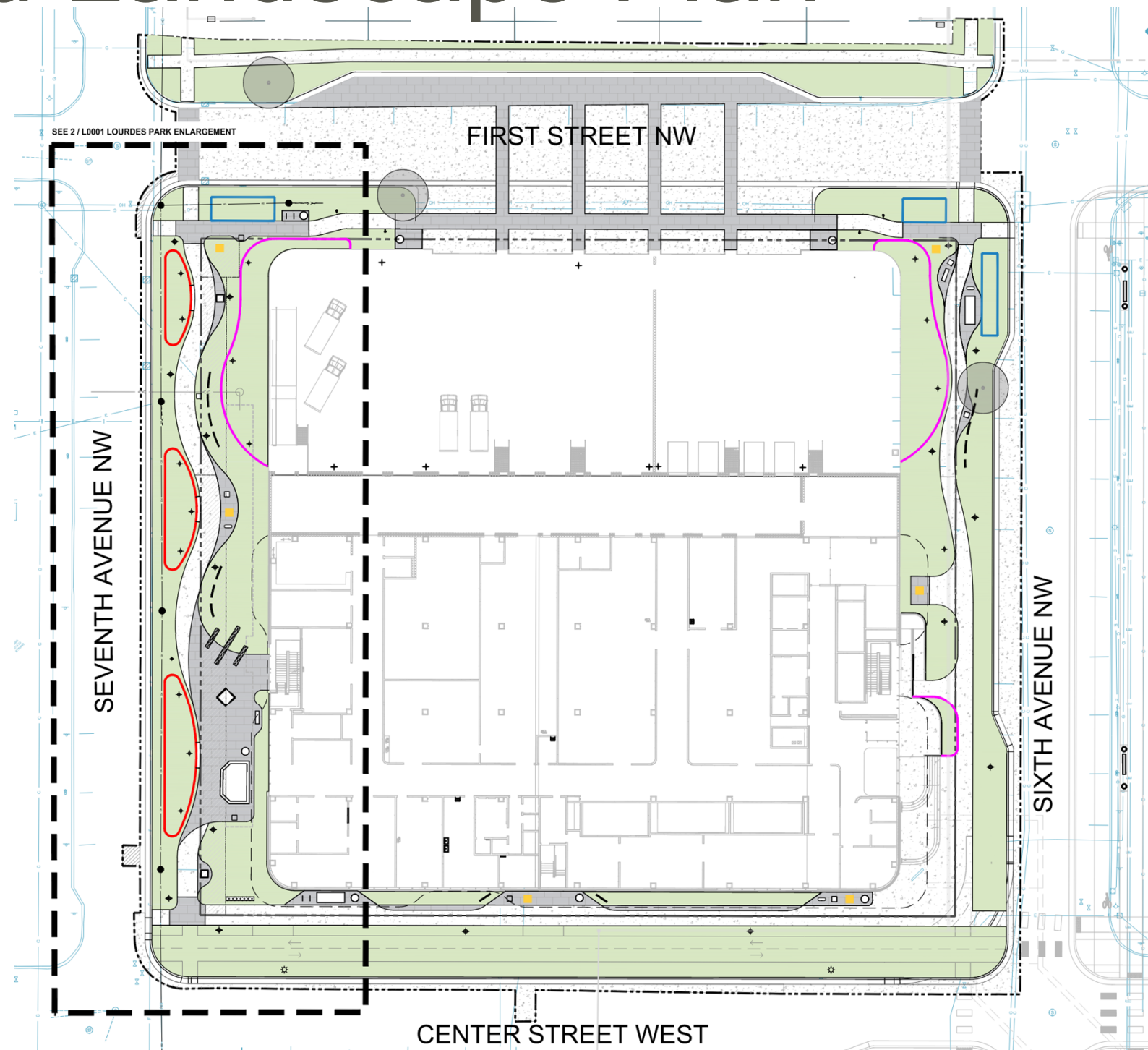


Location Map

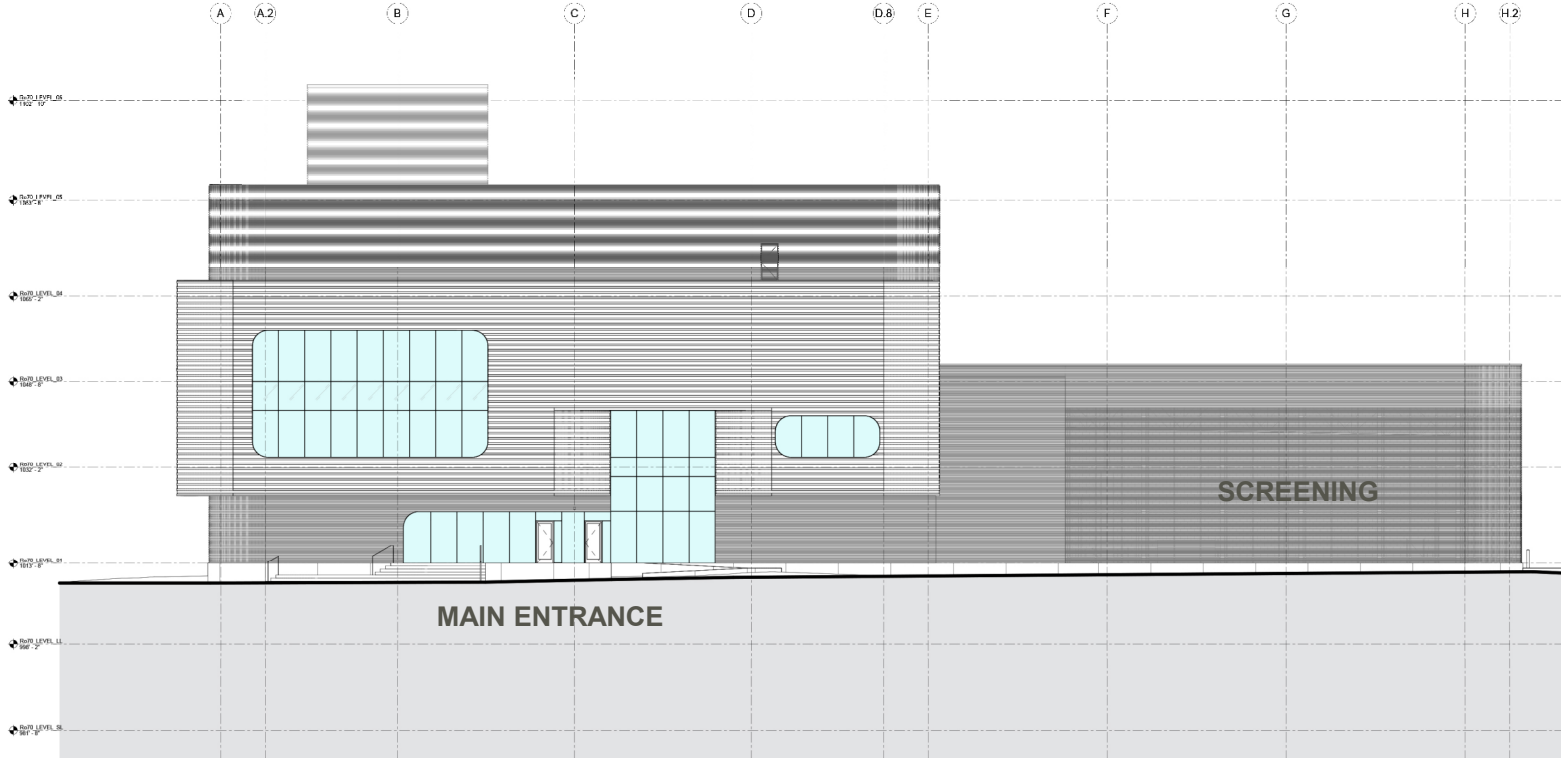


Site and Landscape Plan

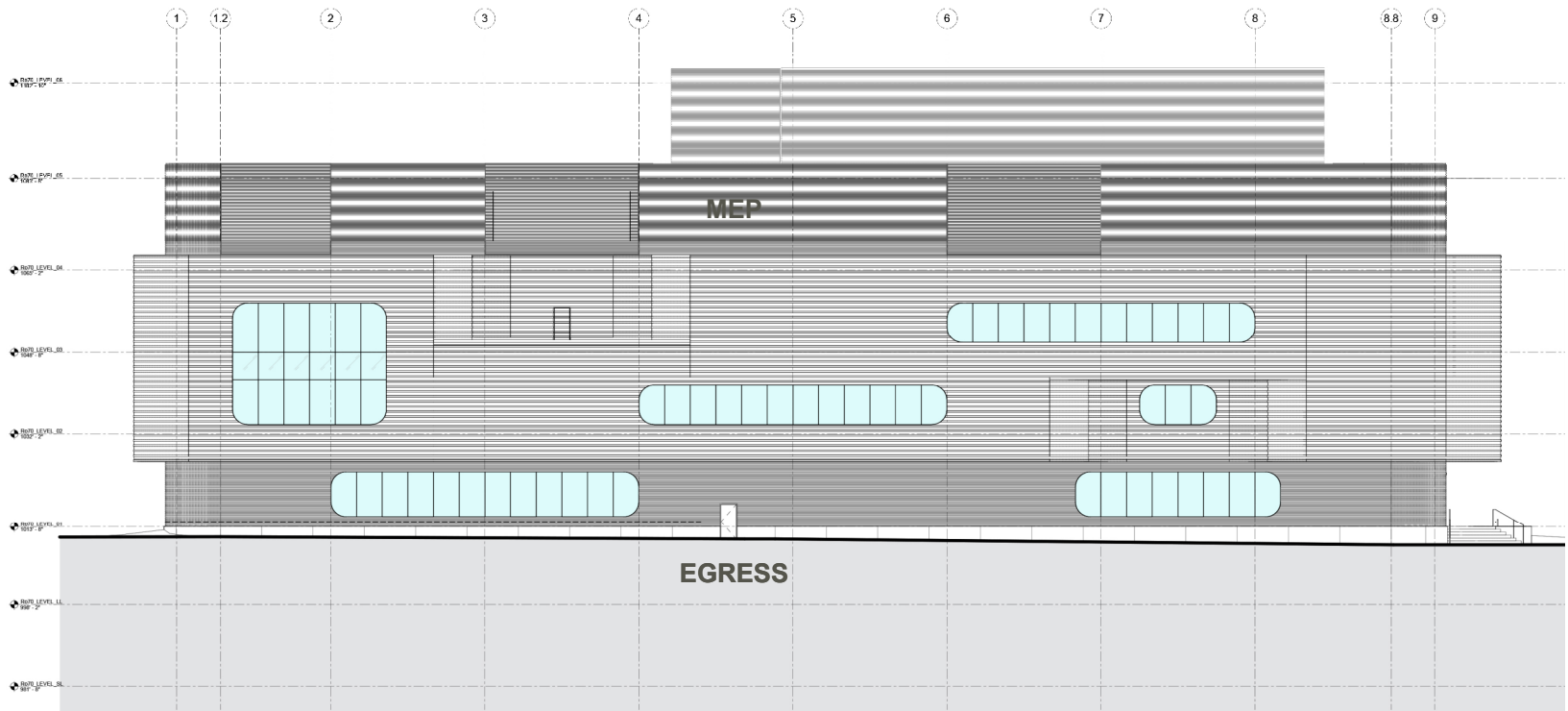
- **Building heights**
Maximum Height: 92'-0"
- **Setbacks**
Required: 0'
Proposed:
 - 4.0' – 1st St NW
 - 21.5' – 6th Ave NW
 - 9.5' – Center St W
 - 26.3' – 7th Ave NW
- **Building Area**
185,000 SF



Proposed Building Elevations

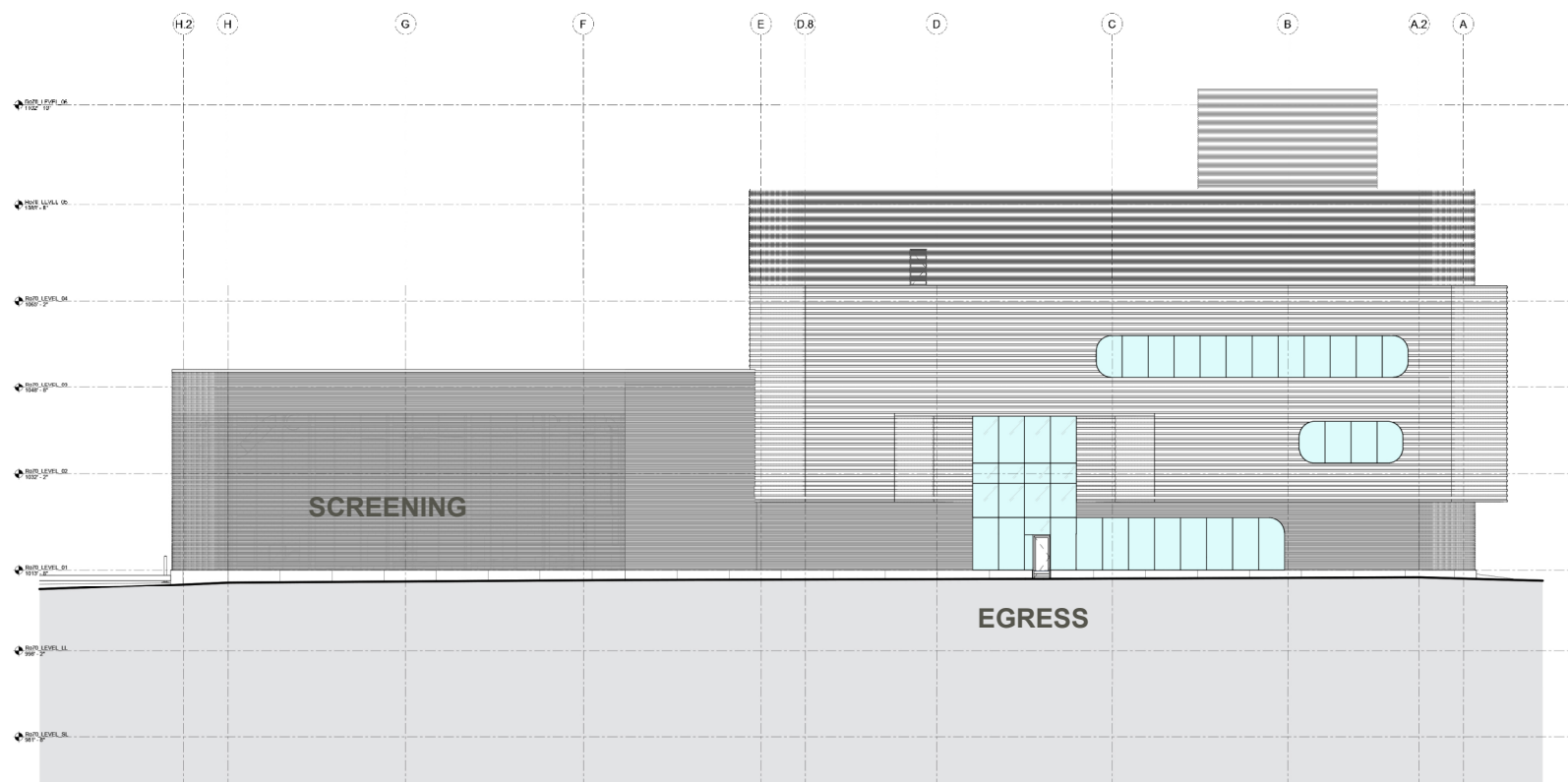


1 East Elevation

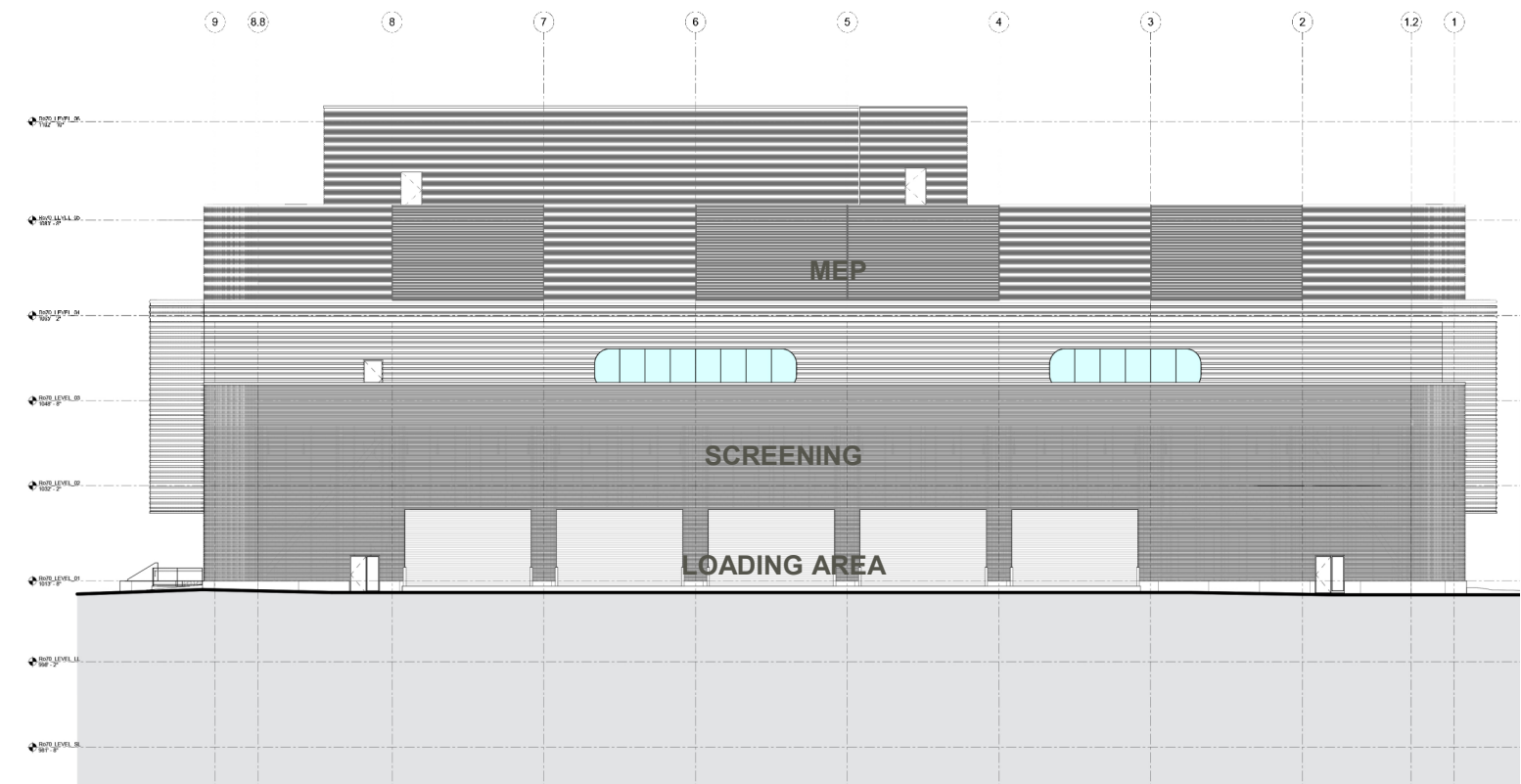


2 South Elevation

Proposed Building Elevations

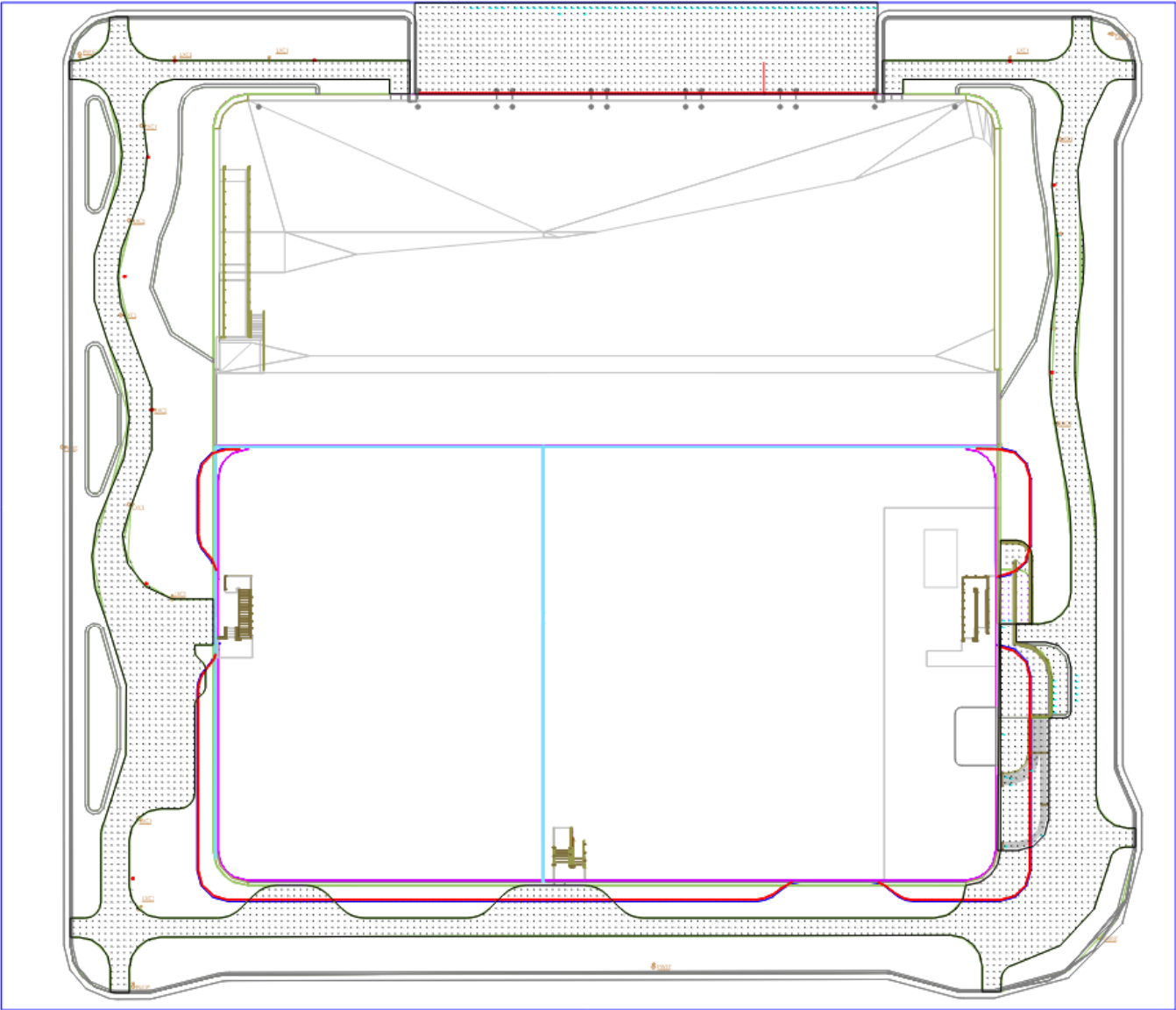


3 West Elevation



4 North Elevation

Photometric Plan



Loading Entrance

Illuminance (Fc)
Average = 2.93
Maximum = 18.3
Minimum = 0.2
Avg/Min Ratio = 14.65
Max/Min Ratio = 91.50

Curved Pathways

Illuminance (Fc)
Average = 3.40
Maximum = 9.9
Minimum = 0.1
Avg/Min Ratio = 34.00
Max/Min Ratio = 99.00

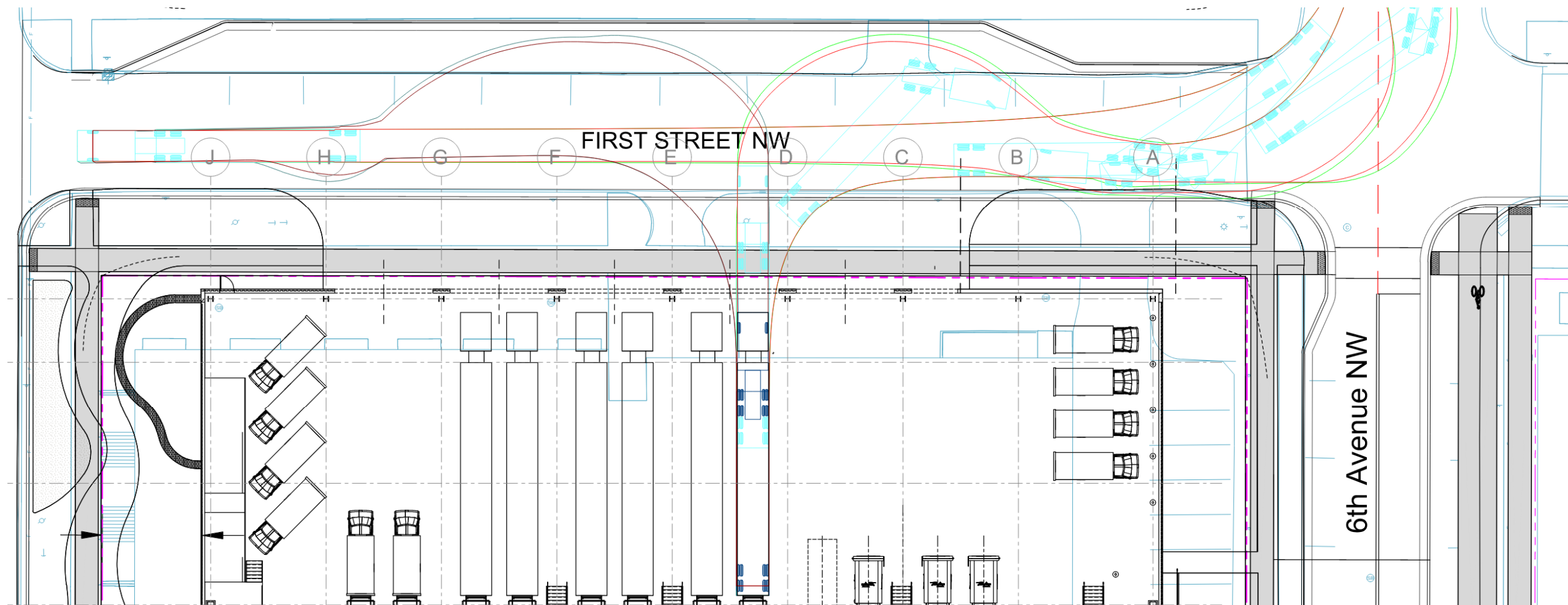
Stairs and Ramps

Illuminance (Fc)
Average = 6.59
Maximum = 9.9
Minimum = 0.1
Avg/Min Ratio = 65.90
Max/Min Ratio = 99.00

Luminaire Schedule						
Tag	Qty	Label	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
LINEAR	145	AP-LO-40K-20°x60°-12 T2	0.425	433	2.994	434.13
CURVE	504	ARCL24-D-DP-40-LO-1FT	0.425	496	5.169	2605.176
LXC1	10	LXC1_77858_BEGA_IES	0.850	4530	57	570

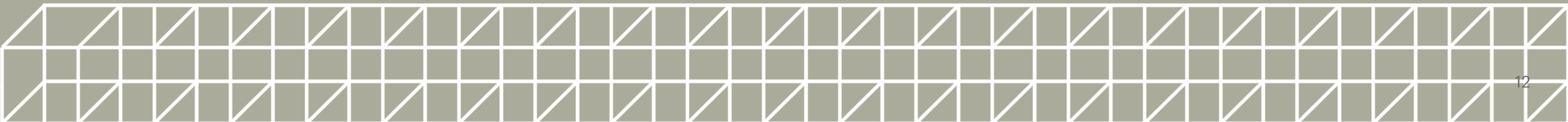
Traffic Impacts

- Delivery vehicles will arrive from the north and enter the site from 1st Street NW and back into a screened open truckyard.
- Traffic impact is evaluated against the previous use (High School).
- Anticipated to generate far fewer trips than the former high school.
- City has reviewed and approved the Traffic Analysis.





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

**MAYO
CLINIC**



CANNONDESIGN



THANK YOU