



Site Development Plan (SDP)
**Rochester Regional Sports
& Recreation Complex**

Presentation by Bolton & Menk and TSP Architects on behalf of
the City of Rochester

November 18, 2025, 6:00-7:30 PM



Overview

- Introductions- The Design Team
- About the Project
- The Application Process
- Exhibits:
 - Site Plan
 - Landscape Plan
 - Buildings- Floor Plans, Sections & Elevations
 - Photometric Plan
- Traffic Impacts
- Q&A

Introductions

Jay Pomeroy, RLA – Bolton & Menk

- Landscape Architect

Von Petersen, AIA – TSP Architects

- Architect

Cole Larson – Bolton & Menk

- Landscape Designer

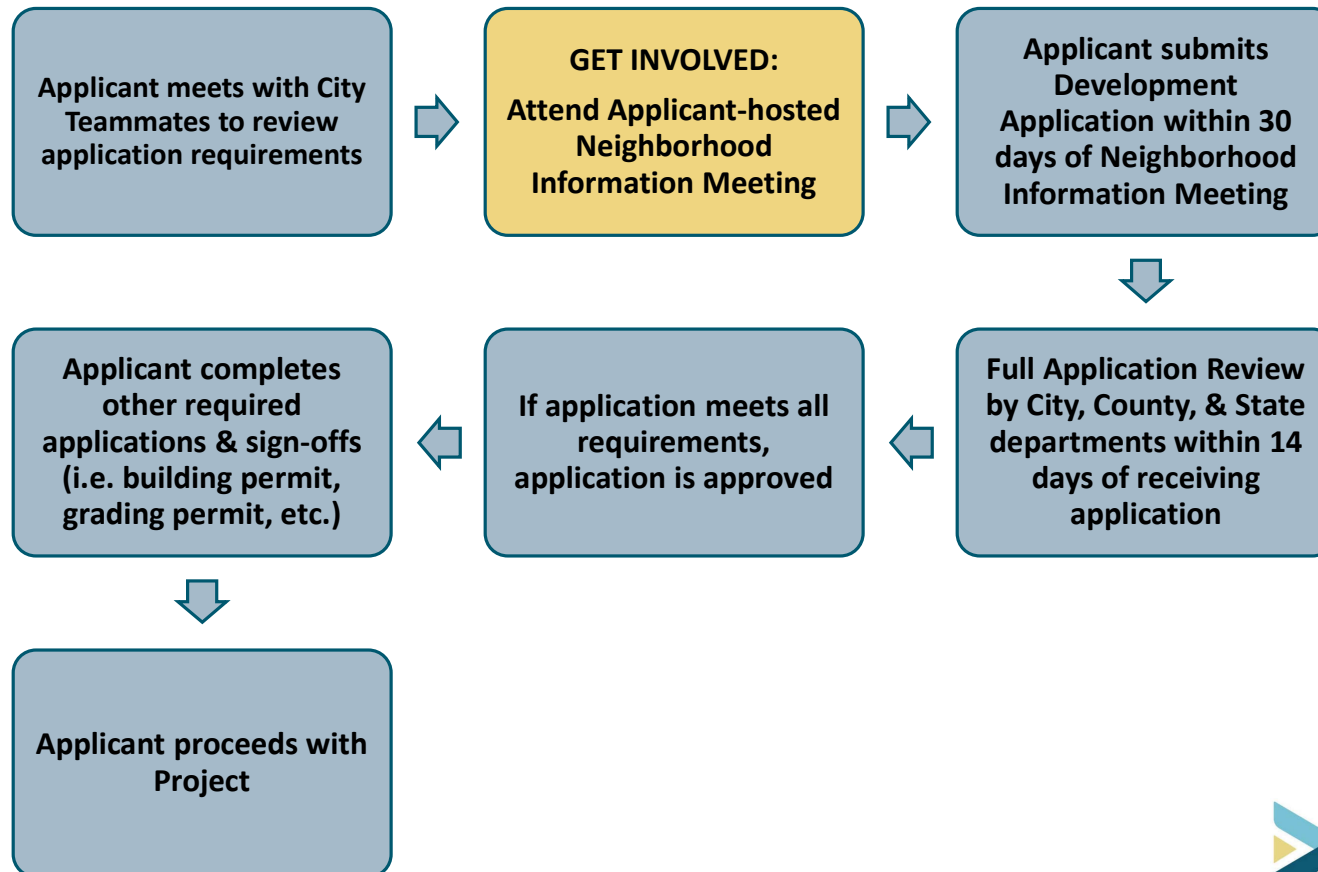
Kelsey Larsen – Bolton & Menk

- Sr. Traffic Engineer

About the Project

- The proposed Regional Sports & Recreation Complex development includes 8 synthetic turf baseball/ softball fields, 2 soccer/ multipurpose fields, 12 pickleball courts, basketball court, playground and outdoor gathering spaces, concessions and restroom facilities, parking for ~800 cars, intra-park trail system, and Willow Creek Trail connection. Ingress/egress is off 45th Street SE.
- Completion of the Outdoor Focus work will be a critical step toward realizing the broader vision for the "Phase 2" Indoor Focus work which will bring a ~100,000+ SF indoor facility with 8 basketball/volleyball courts, walking/jogging track, multi-purpose community rooms, youth activity area, all-sport simulators, concessions, admin offices, parking for 500 cars, and 3 additional soccer fields.
- Concept Planning also includes land set aside for future commercial/retail development (south quadrant).
- The zoning of the property is:
 - R-3 - Residential for the large majority of the property and for the Medium Density Residential for the northwest quadrant of the property
 - MX-G – Mixed Use General for the southern quadrant of the property

The Application Process



Location Map

The RSRC is located approximately 1,200' west of Saint Bridgets Road SE, north of 45th/48th Street SE and south of 40th Street SE (extended).



Site Plan- Overall

The Rochester Regional Sports & Recreation Complex development includes:

- 8 baseball/ softball synthetic turf fields
- 2 soccer/ lacrosse/ multipurpose fields
- 12 pickleball courts
- basketball court
- playground
- outdoor gathering spaces
- concessions and restroom facilities
- parking for ~800 cars
- intra-park trail system
- Willow Creek Trail connection



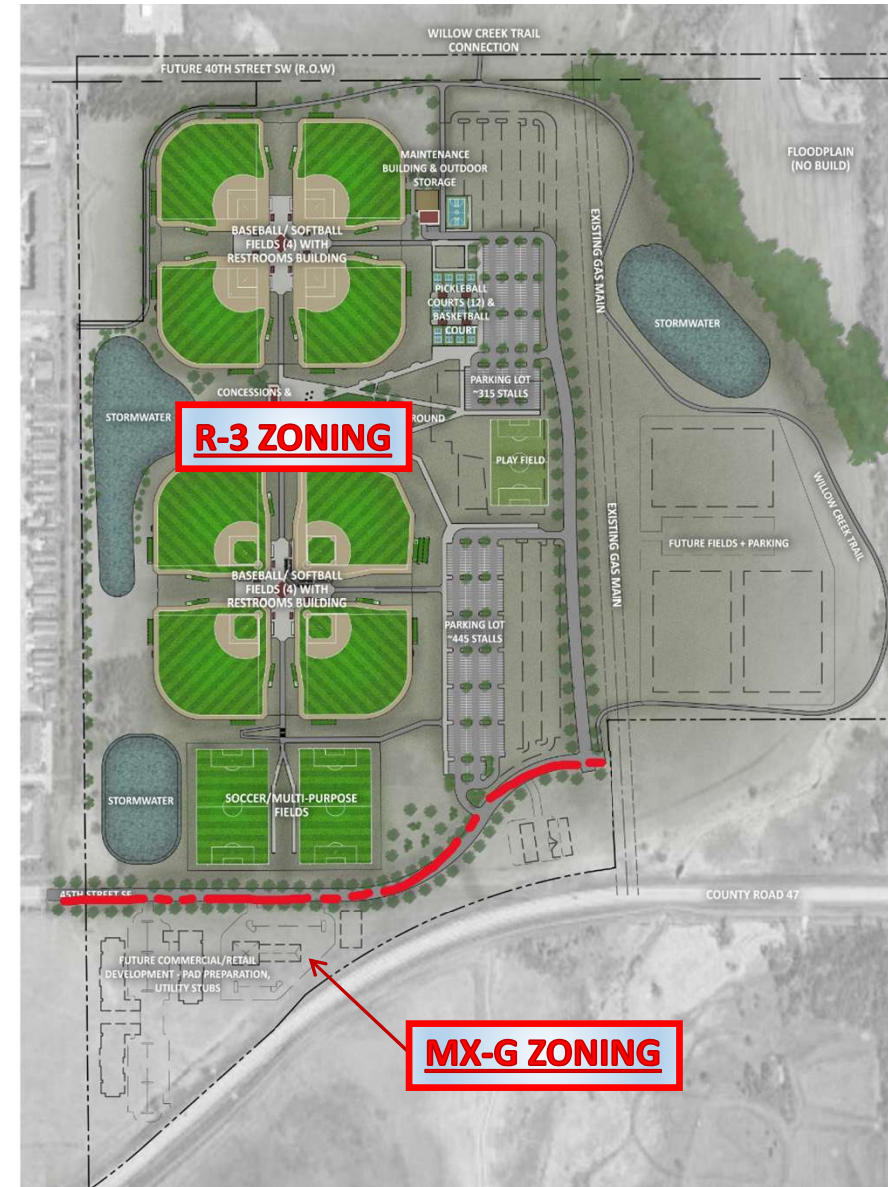
Site Plan- Overall

R-3 Zoning (Sports Complex)

- Lot Dimensions (Minimum)
 - Lot Area - 3,500 sq. ft.
 - Lot Width - 30 feet
- Building Setbacks (Minimum in feet)
 - Front – 20 feet
 - Street Side – 12 feet
 - Interior Side – 6 feet
 - Sum of Interior Sides – 16 feet
 - Rear, Primary Building/Structure – 25 feet
 - Rear, Accessory Building/Structure on Corner Lots – 6 feet
- Building/Structure Height (Maximum in feet)
 - Primary Structure – 48 feet
 - Accessory Structure - 25 feet
- Other Standards
 - Maximum Floor Area Ratio - 1.5
 - No listed maximum Length of Building Façade Fronting a
 - Minimum Landscape Area - 35%

MX-G Zoning (Future Retail/Commercial)

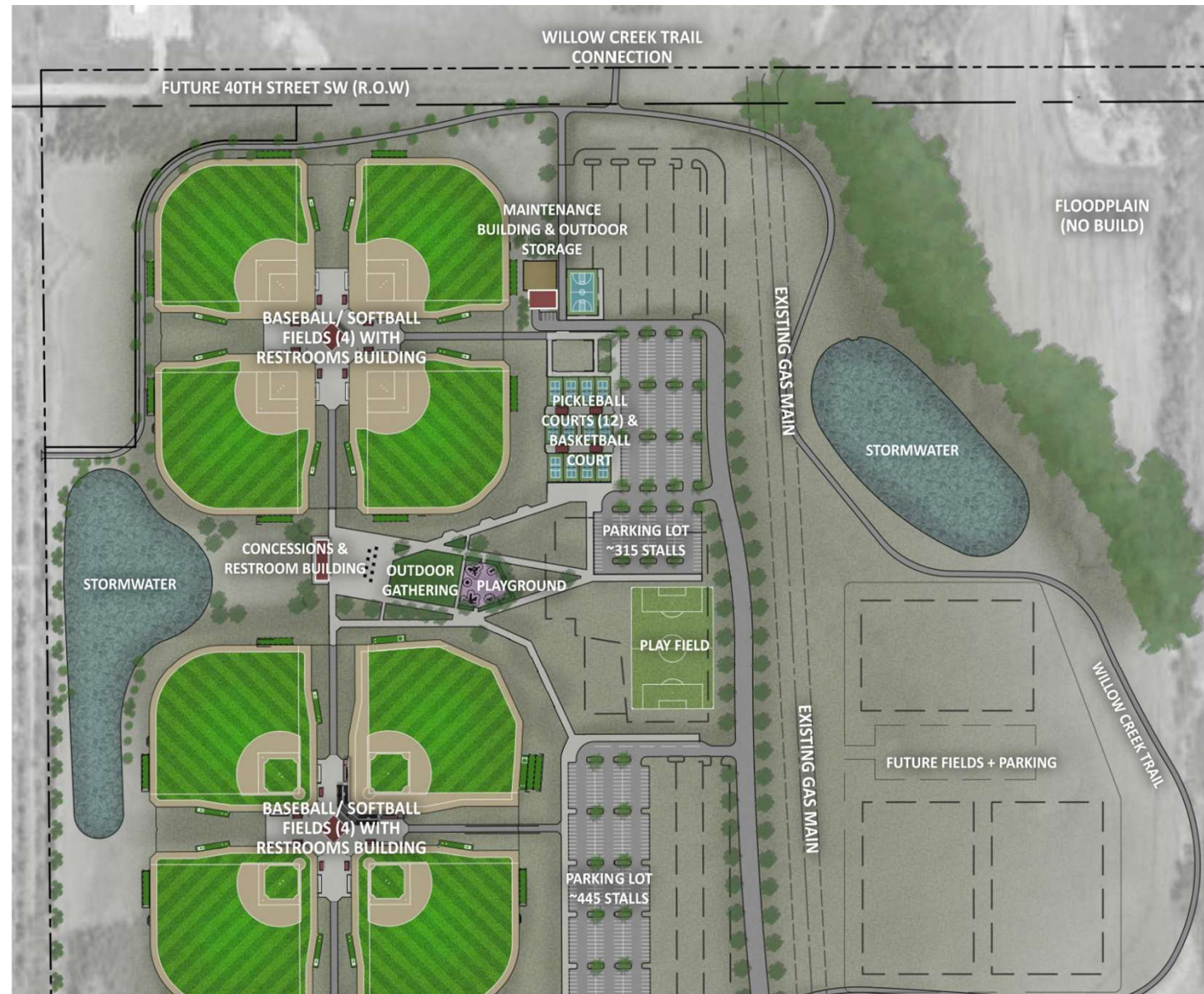
- Lot Dimensions (Minimum):
 - Lot Area - None
 - Lot Width - None
- Building Setbacks (Minimum/Maximum, in feet):
 - Front – 15 feet
 - Street Side – 7 feet
 - Interior Side - None
 - Sum of Interior Sides - None
 - Rear - None
- Building/Structure Height (Maximum in feet)
 - Primary Structure – 60 feet
 - Accessory Structure – 25 feet
- Other Standards
 - No listed Maximum Building Length
 - Maximum Floor Area Ratio - 1.0
 - Minimum Landscape Area - 15%



Site Plan (North)

The Rochester Regional Sports & Recreation Complex development includes:

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Landscape Plan (North)

- Boulevard trees along streets
- Parking lot island trees and shrubs
- Buffer plantings between sports complex and adjacent residential lots – 25 ft width, 2 canopy trees, 3 understory trees and 6 shrubs per 100 linear feet
- General site planting requirements – 1 understory tree and 3 shrubs per 30 linear feet of frontage
- Additional shade trees, shrubs and perennial plantings to enhance user experience
- Preserving existing trees and wetland plantings where possible



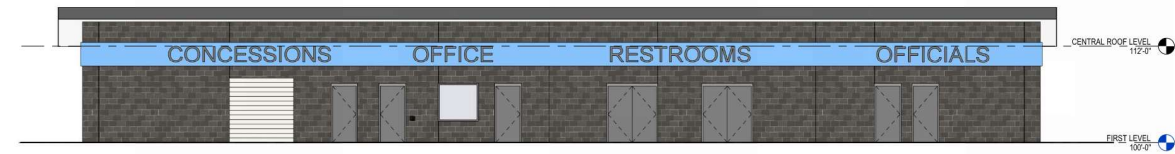
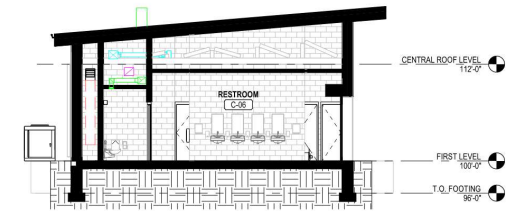
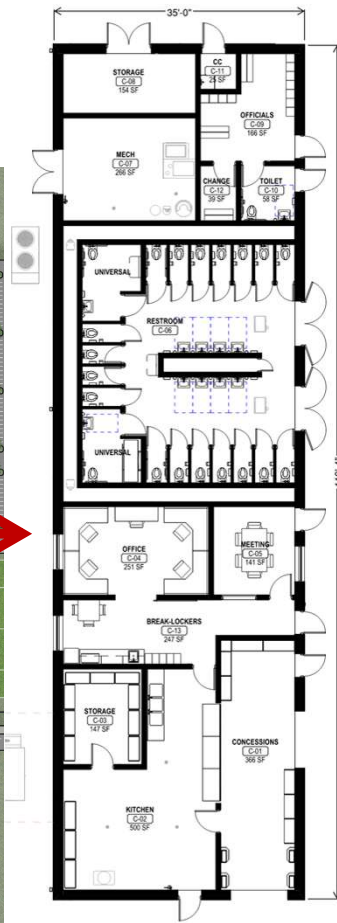
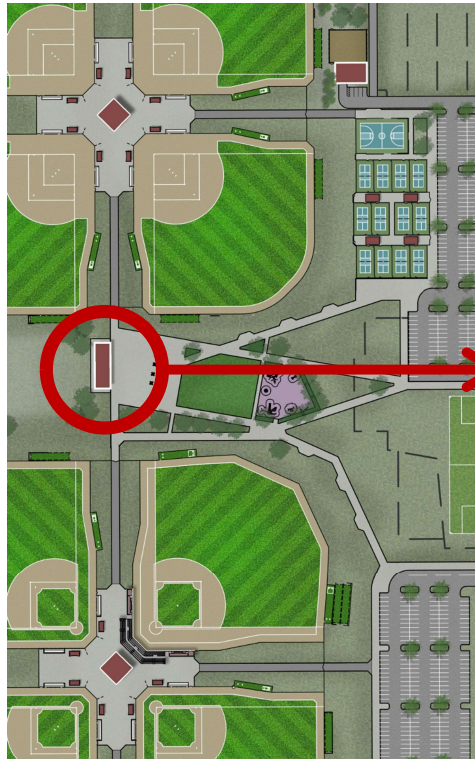
Landscape Plan (South)

- Boulevard trees along streets
- Parking lot island trees and shrubs
- Buffer plantings between sports complex and adjacent residential lots – 25 ft width, 2 canopy trees, 3 understory trees and 6 shrubs per 100 linear feet
- General site planting requirements – 1 understory tree and 3 shrubs per 30 linear feet of frontage
- Additional shade trees, shrubs and perennial plantings to enhance user experience
- Preserving existing trees and wetland plantings where possible



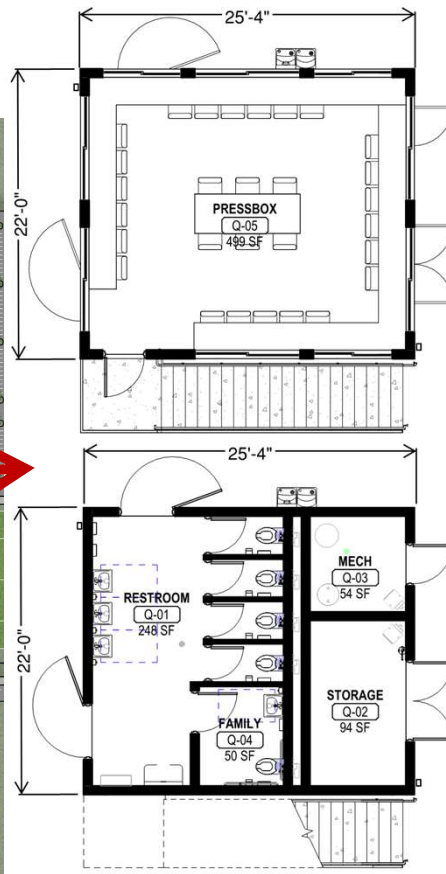
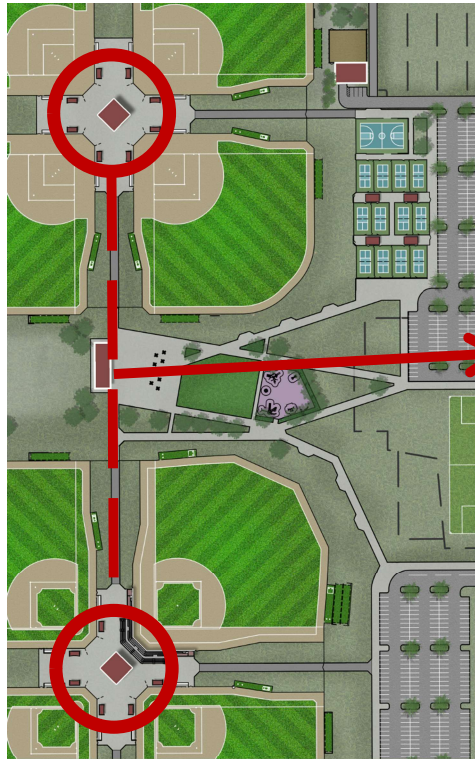
Central Building (119' x 35') - Floor Plans, Sections & Elevations

Concessions & Kitchen,
Restrooms, Officials Room,
Office, Lockers, and Storage



Ball Field Quad Building- (22' x 25'-4") Floor Plans, Sections & Elevations

Restrooms and Storage, and
Upper-Level Press Box



B1 PRESENTATION EXTERIOR ELEVATION - QUAD ALT - NORTH
SCALE: 1/8" = 1'-0"



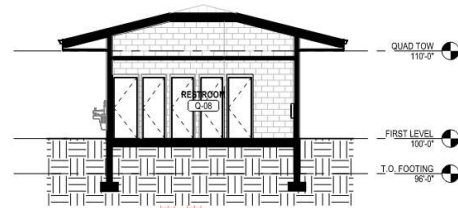
B2 PRESENTATION EXTERIOR ELEVATION - QUAD ALT - EAST
SCALE: 1/8" = 1'-0"



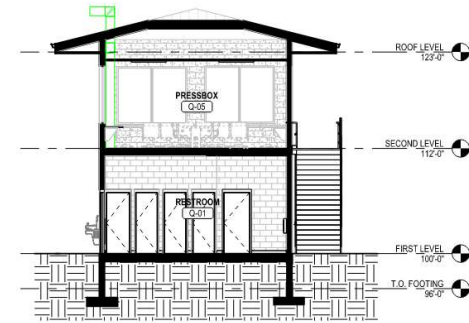
A1 PRESENTATION EXTERIOR ELEVATION - QUAD - NORTH
SCALE: 1/8" = 1'-0"



A2 PRESENTATION EXTERIOR ELEVATION - QUAD - EAST
SCALE: 1/8" = 1'-0"



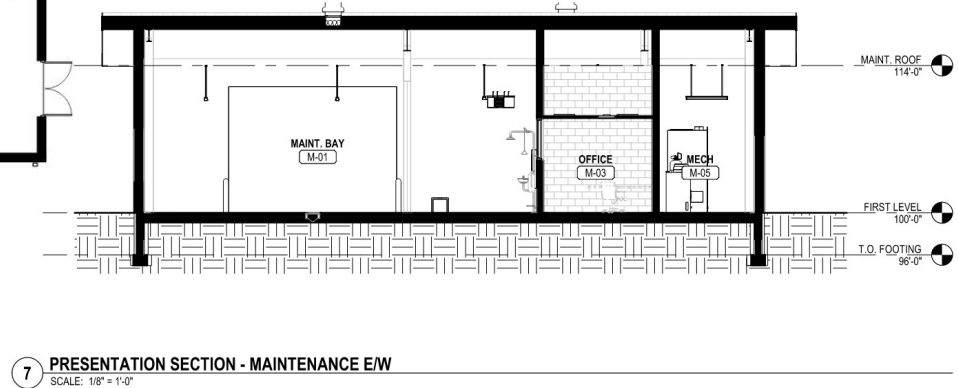
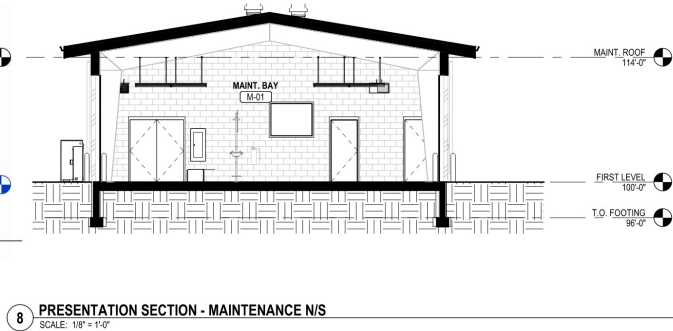
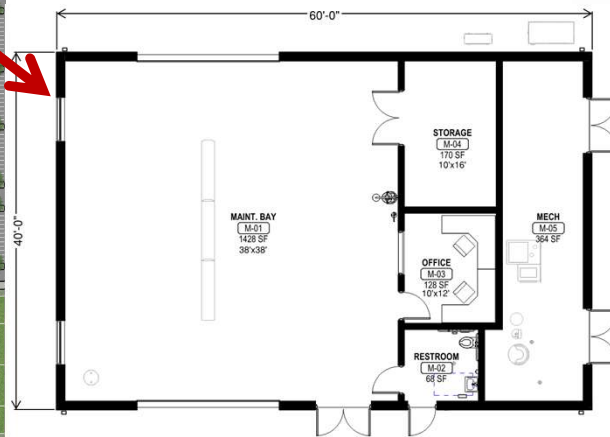
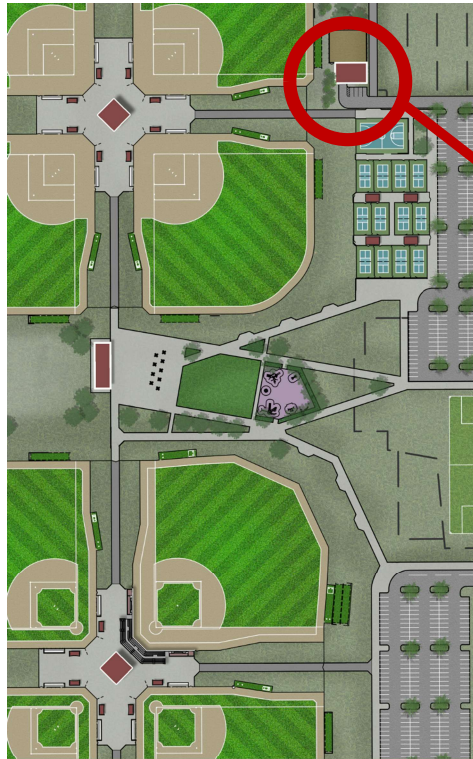
2 PRESENTATION SECTION - QUAD ALT N/S
SCALE: 1/8" = 1'-0"



3 PRESENTATION SECTION - QUAD N/S
SCALE: 1/8" = 1'-0"

Maintenance Building- Floor Plans, Sections & Elevations

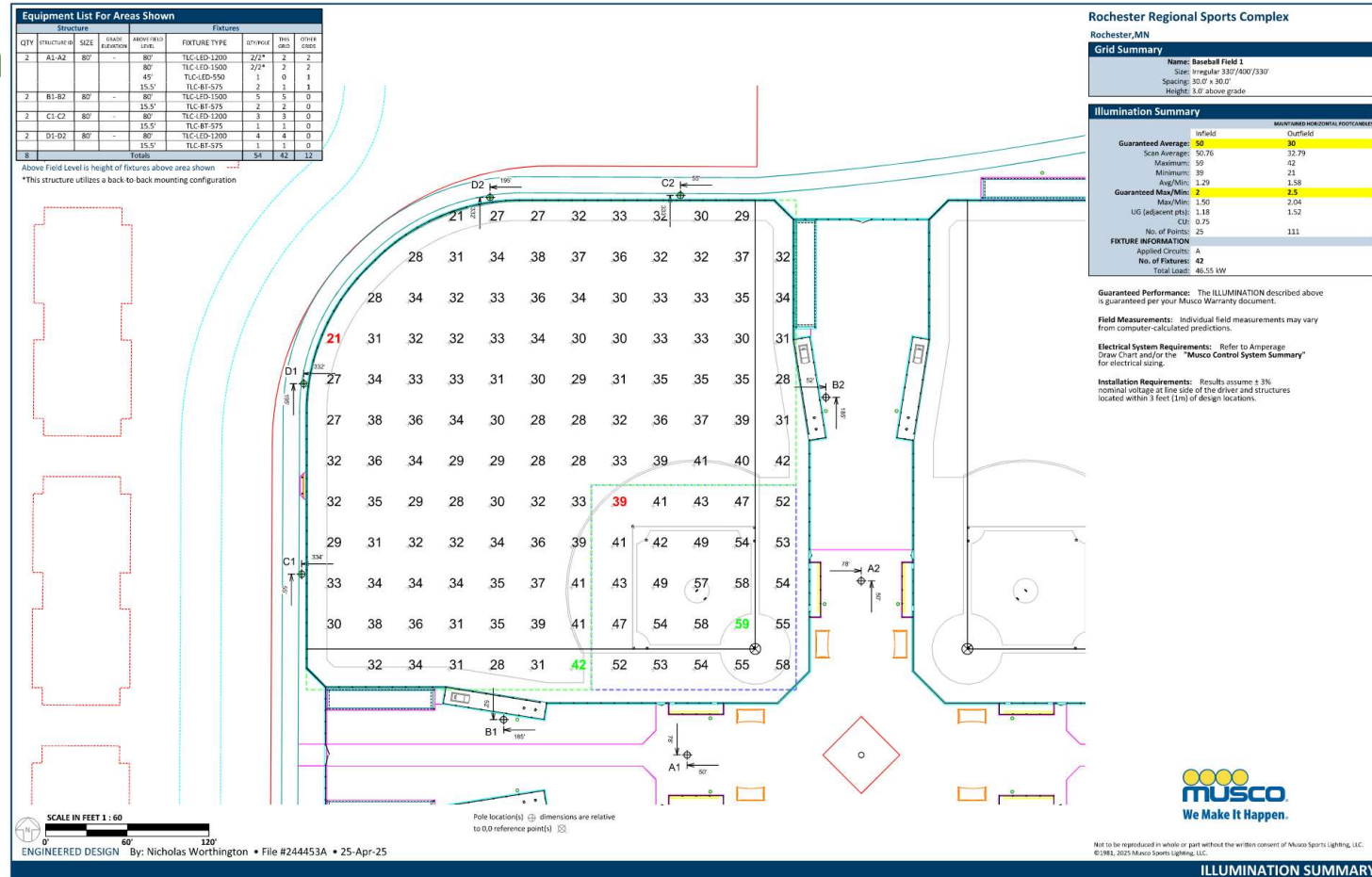
Maintenance Bay, Office,
Restroom, Storage and
Mechanical Room



Photometric Plan

Ball Field Sports Lighting:

- 80' high poles
 - 8 poles per baseball field
 - 4 poles per soccer field
- LED light fixtures
 - 50 footcandle (avg) infield
 - 30 footcandle (avg) outfield
- 40' high poles
 - 2 per Pickleball Court



Photometric Plan

Ball Field Spill & Glare Control:

- City Requirements: 2 footcandle max level at property line (per the UDC)

Rochester Regional Sports Complex

Rochester, MN

Grid Summary

Name: 150 ft. Spill @ 3ft.
Spacing: 30.0'
Height: 3.0' above grade

Illumination Summary

	Entire Grid	INITIAL HORIZONTAL FOOTCANDLES
Scan Average:	0.0227	
Maximum:	0.10	
Minimum:	0.00	
CU:	0.00	
No. of Points:	248	
FIXTURE INFORMATION		
Applied Circuits:	A,B,C,D,F,G,H,I,K,L,M,J,E	
No. of Fixtures:	445	
Total Load:	479.32 kW	

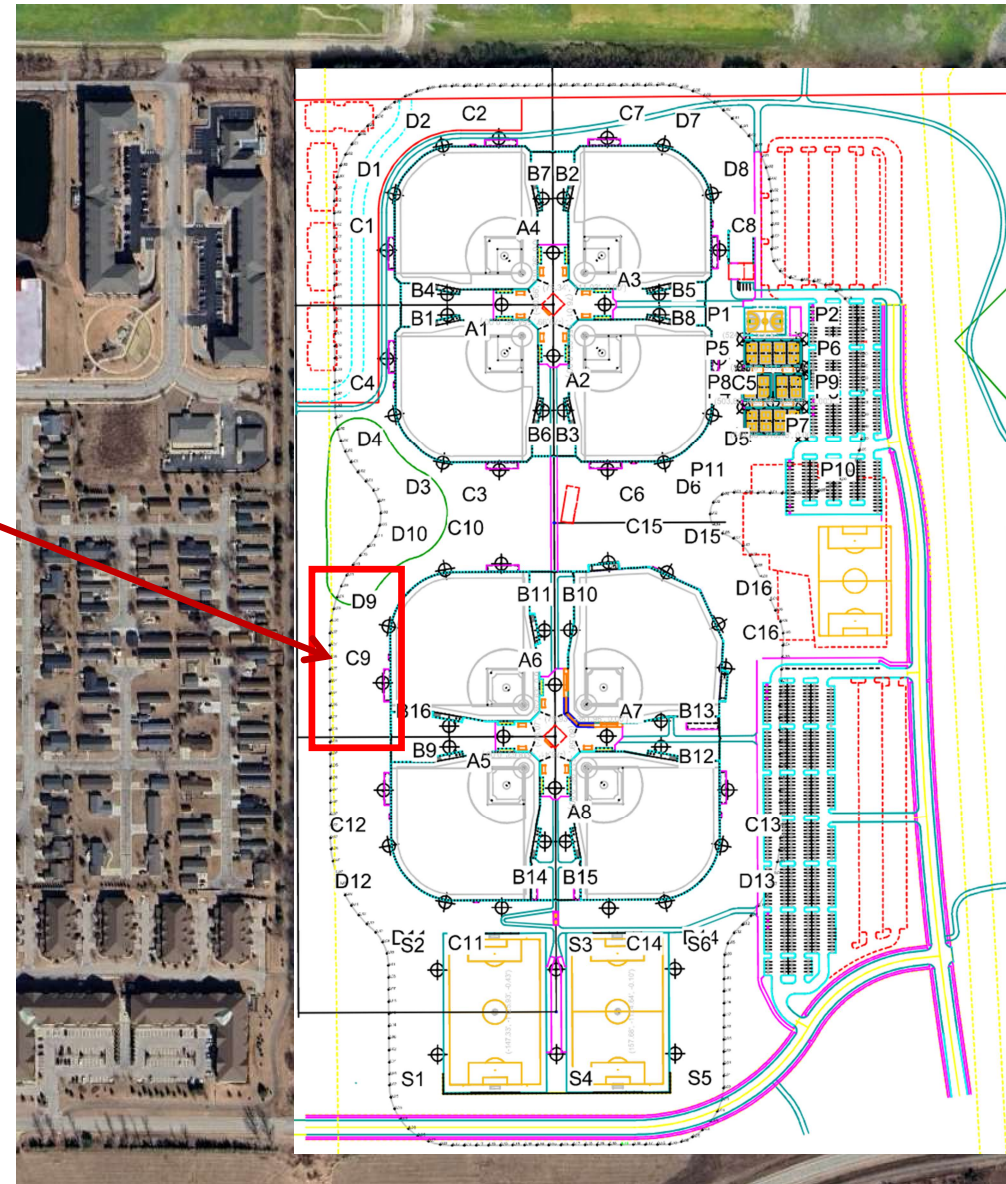
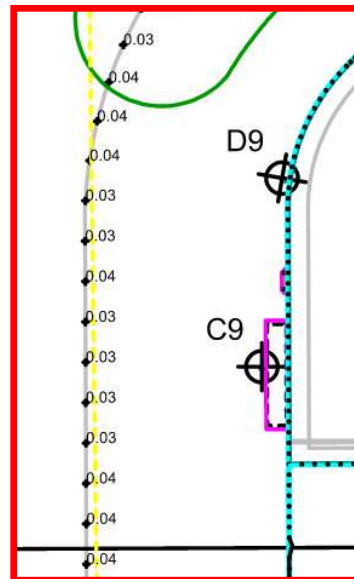
Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions.

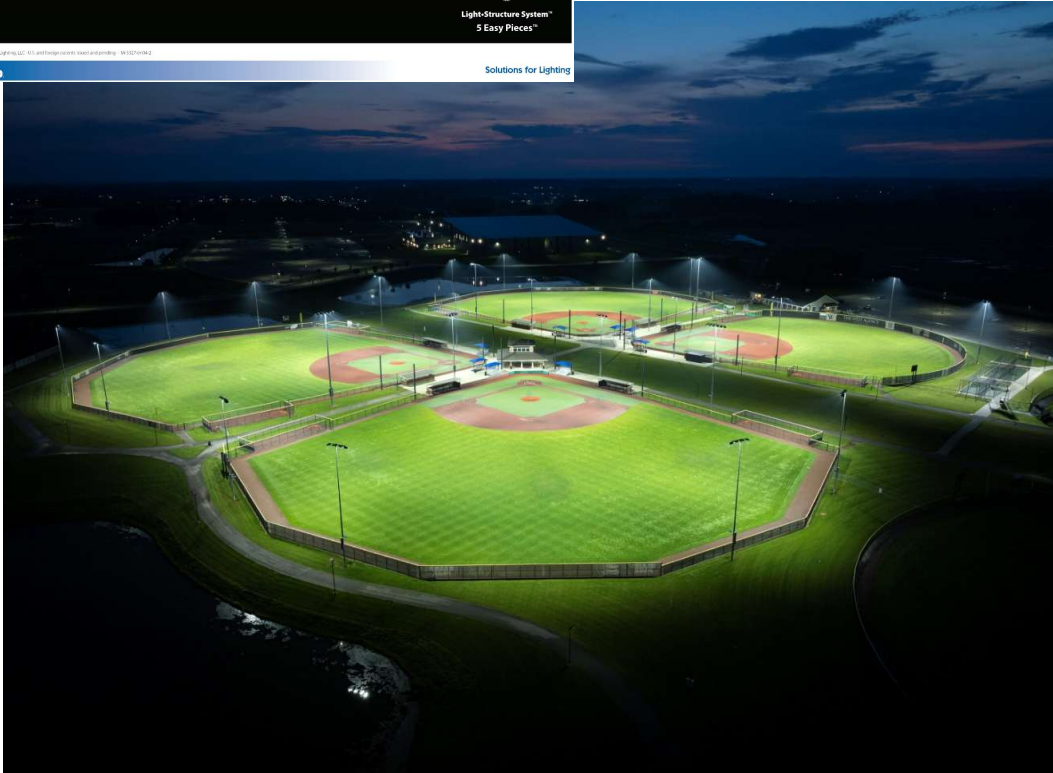
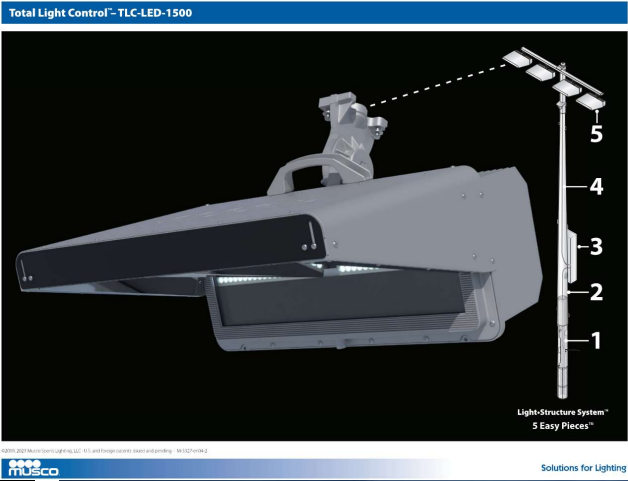
Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume $\pm 3\%$ nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

Light levels:
< 0.1 footcandle



Sports Lighting- Examples



Traffic Impacts

Estimated Saturday Trips

Phase	Land Use	Saturday Entering Peak Hour Trips			Saturday Exiting Peak Hour Trips			Daily Trips		
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Exit
Phase 1: 2026	Sports Complex - Initial Build	340	286	626	226	456	682	3,888	3,473	7,361
Phase 2: 2031	Additional Fields, Fieldhouse, Shopping Plaza	394	340	734	414	412	826	4,452	4,369	8,821
Phase 3: 2041	Multifamily Residential	23	13	36	26	16	42	228	228	456
Total Site Trips		757	639	1,396	666	884	1,550	8,568	8,070	16,638

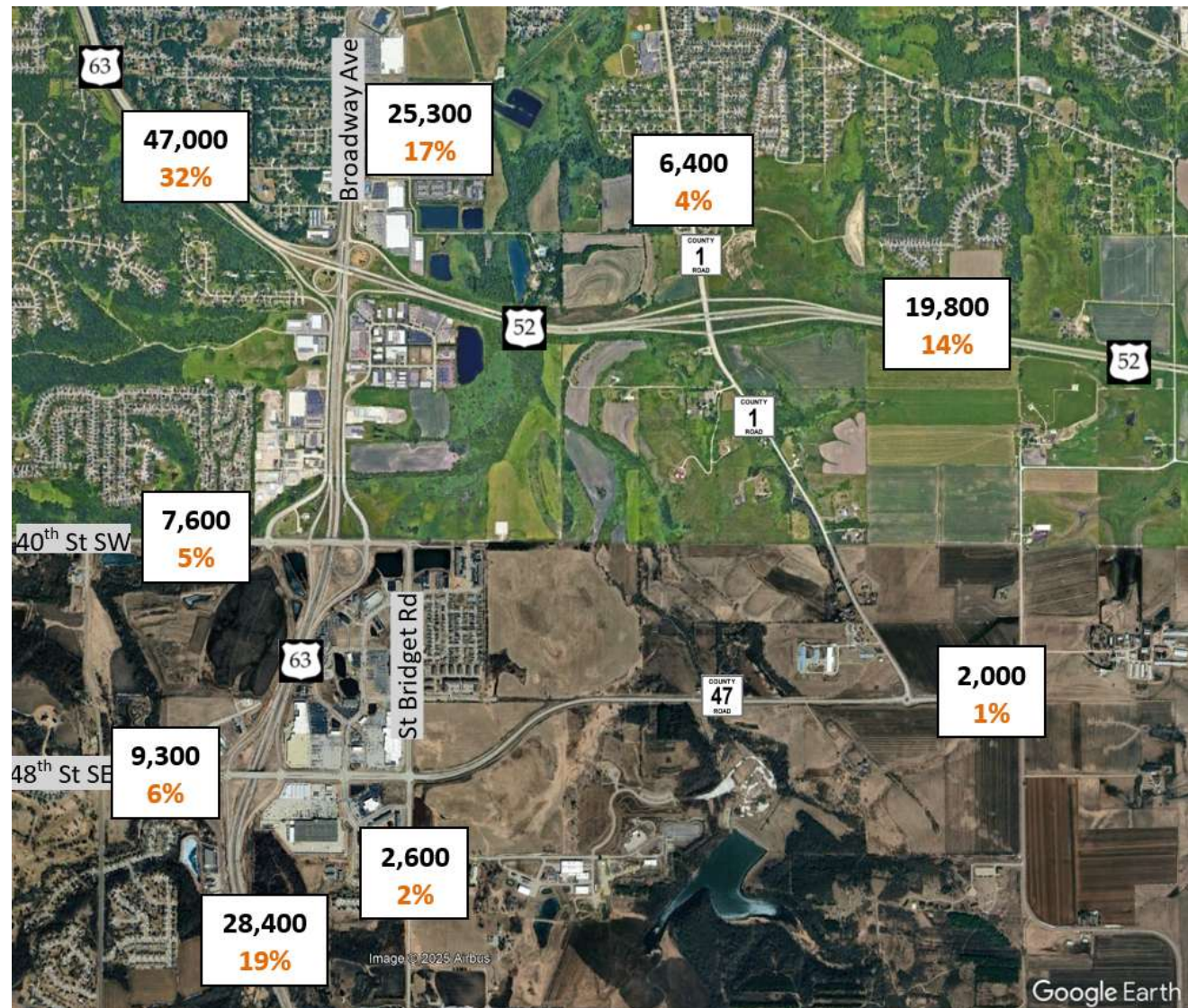
Traffic Impacts

Estimated Weekday Trips

Phase	Land Use	PM Peak Hour Trips			Daily Trips		
		Enter	Exit	Total	Enter	Exit	Exit
Phase 1: 2026	Sports Complex – Initial Build	99	201	300	776	703	1,479
Phase 2: 2031	Additional Fields, Fieldhouse, Shopping Plaza	424	473	897	4,975	4,960	9,935
Phase 3: 2041	Multifamily Residential	33	19	52	337	337	674
Total Site Trips		556	693	1249	6,088	6,000	12,088

Traffic Impacts

Trip Distribution













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).

