

Mission & Vision

With Mayo Clinic at its heart, the Destination Medical Center initiative will be the catalyst to position Rochester, Minnesota as the world's premier destination center for health and wellness; attracting people, investment and jobs to America's City for Health and supporting the economic growth of Minnesota and its biosciences sector.





April 27, 2017

J8614

DMC

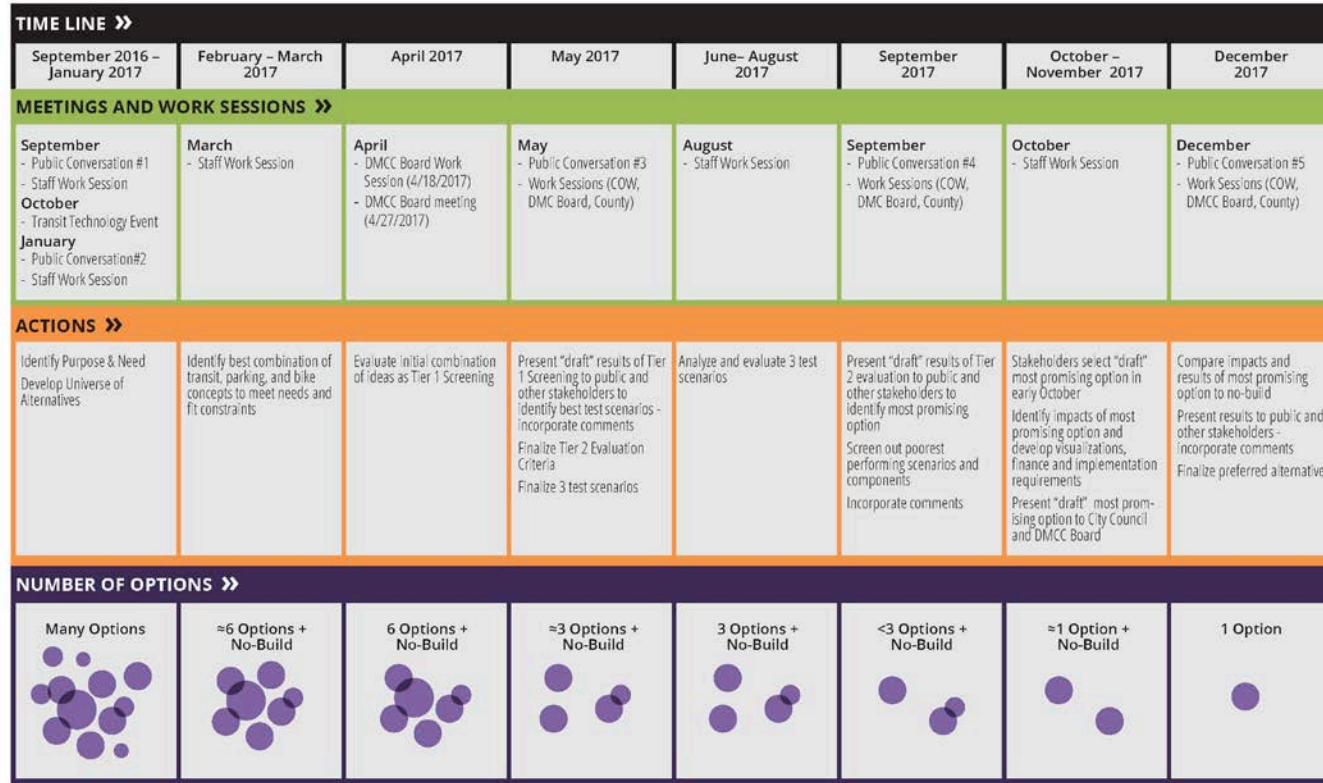
TRANSPORTATION INFRASTRUCTURE PROGRAM MANAGEMENT



April 27 DMCC Board Meeting

Integrated Studies Update

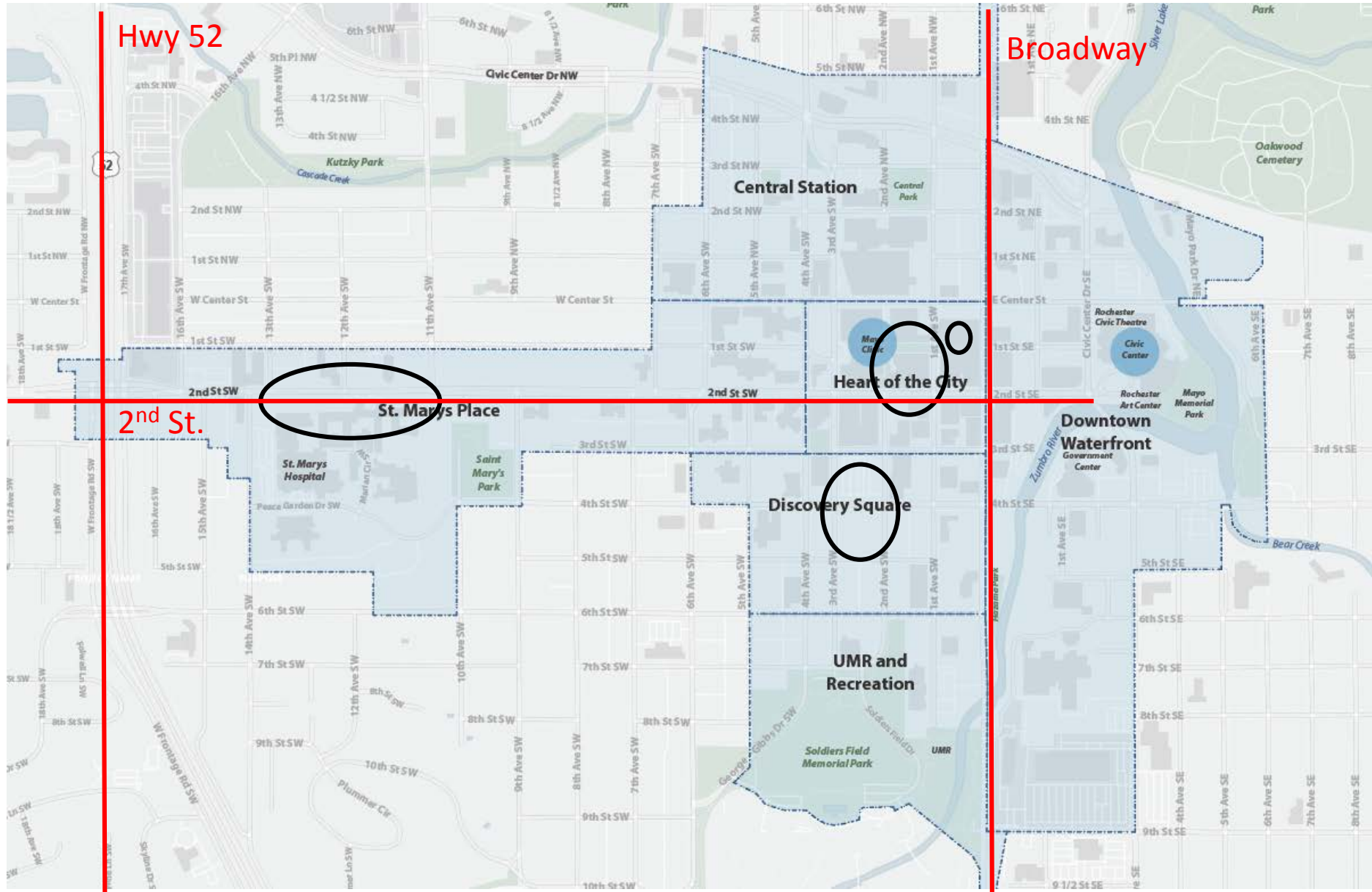
Process to Develop and Evaluate Alternatives



Public Realm Design

- Design Guidelines
- Heart of the City
- Chateau Theatre
- Saint Marys Place
- Discovery Square

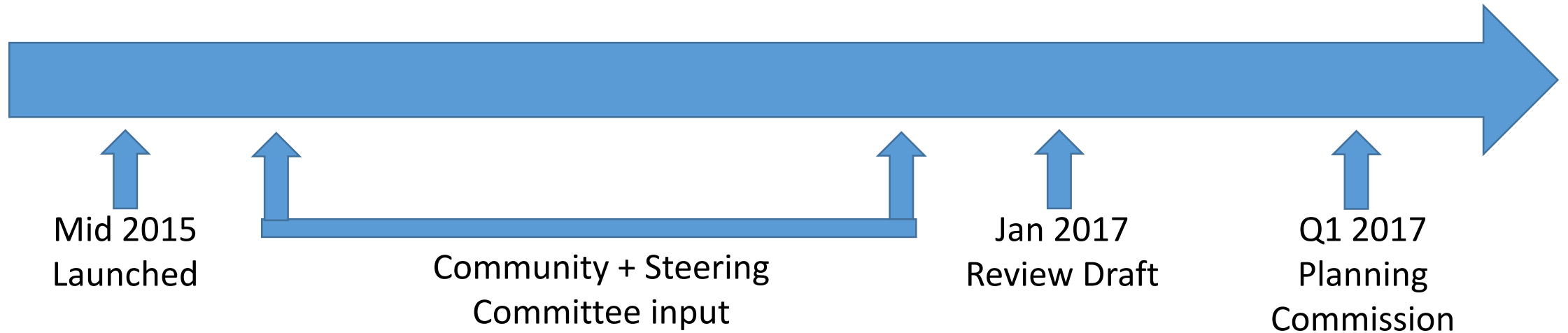
Public Realm Design

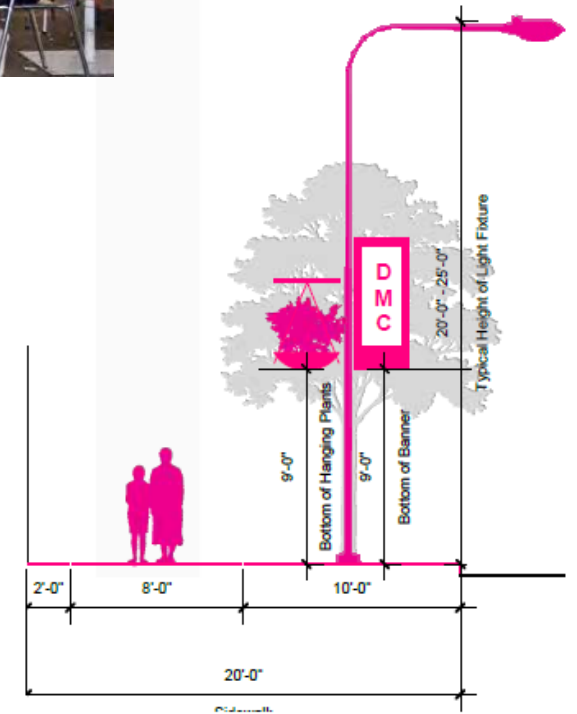
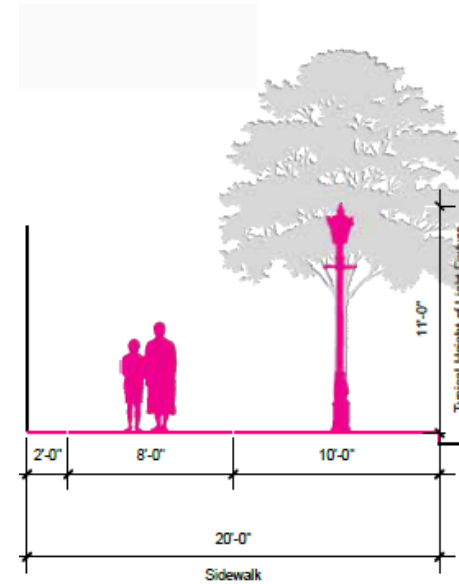
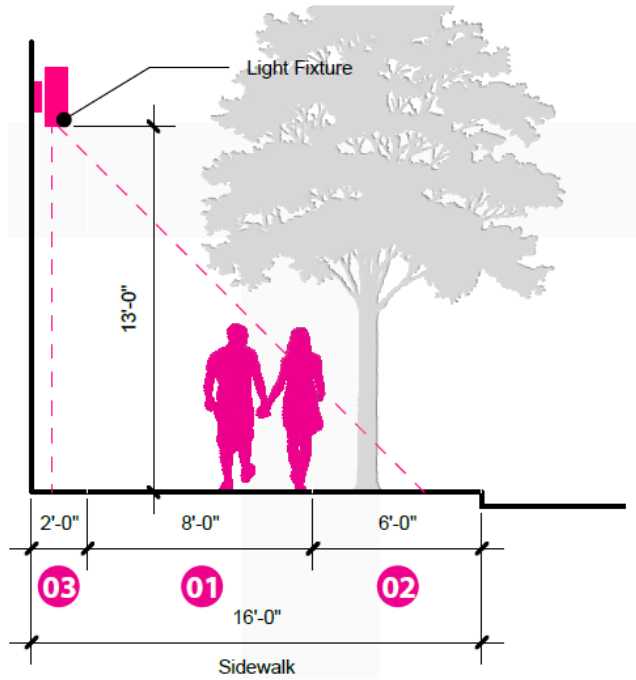


Project Goals for Design Guidelines

- Provide high quality, attractive spaces (contemporary but connected to the unique history of the city)
- Create an ever-changing, lively atmosphere and visual appeal within the downtown core
- Human scale, good wayfinding and pedestrian oriented
- Create visual interest throughout

Progress for Design Guidelines

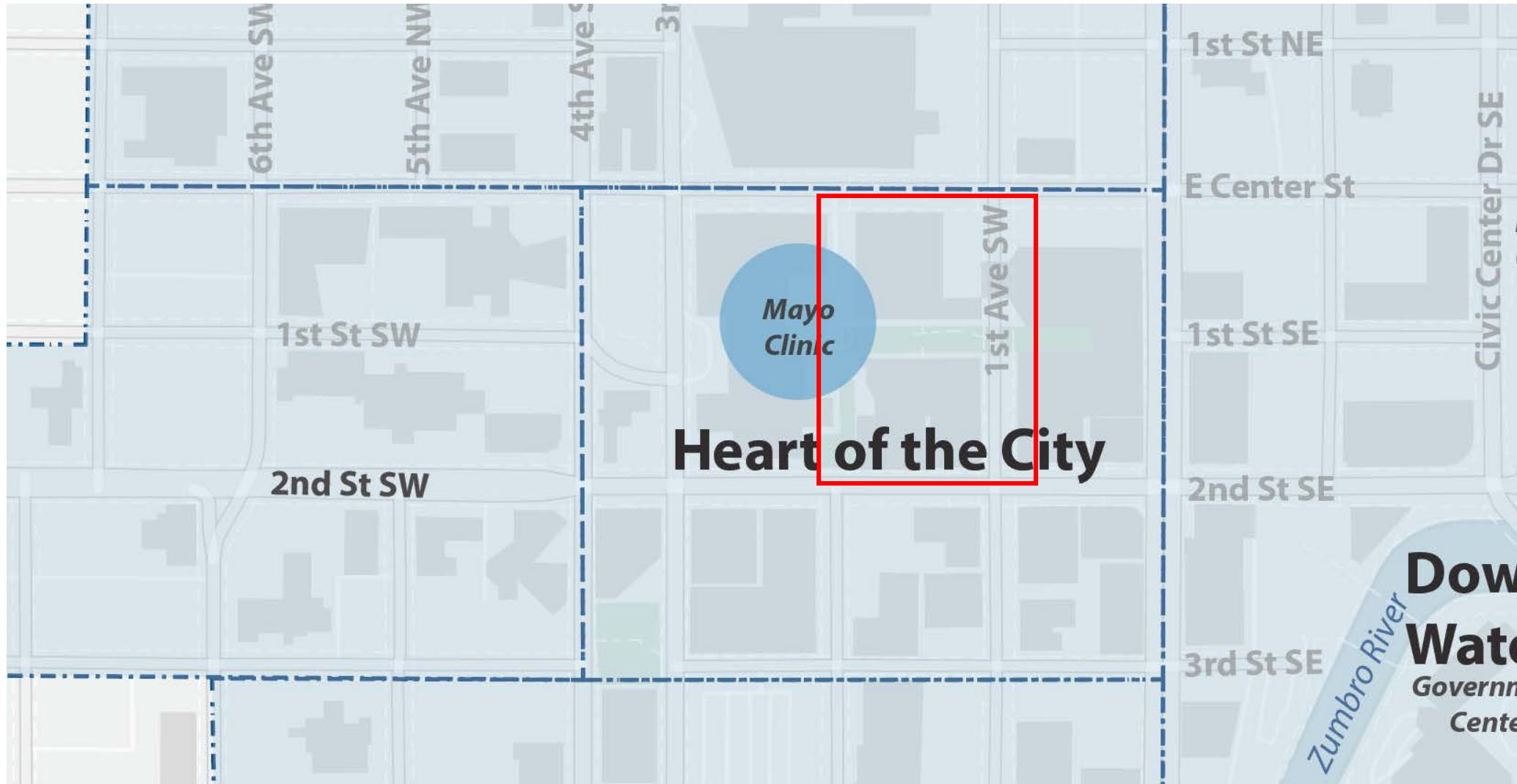




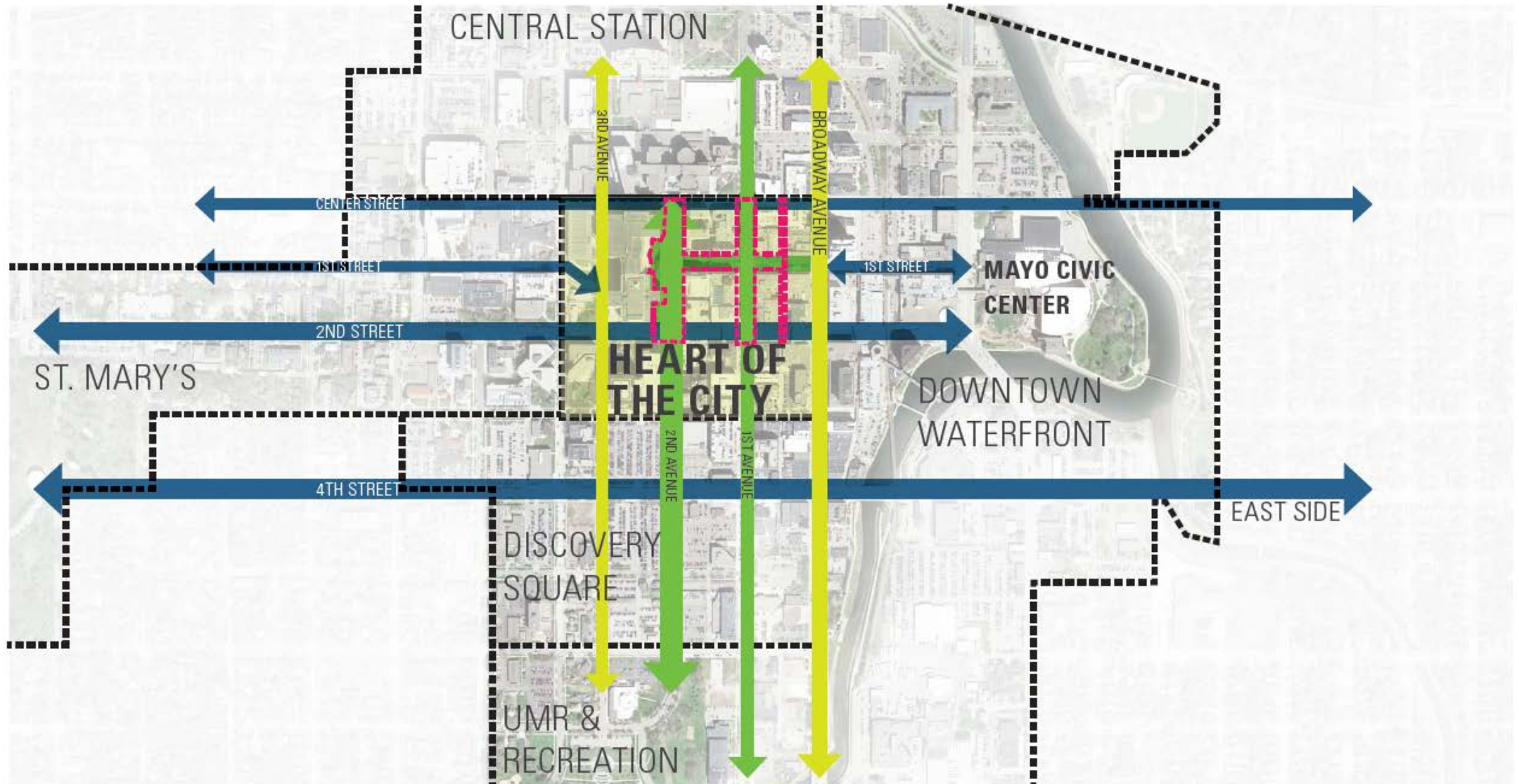
Next Steps for Design Guidelines

- Planning & Zoning Commission Review
- City Council adoption
- Ongoing implementation

Heart of the City



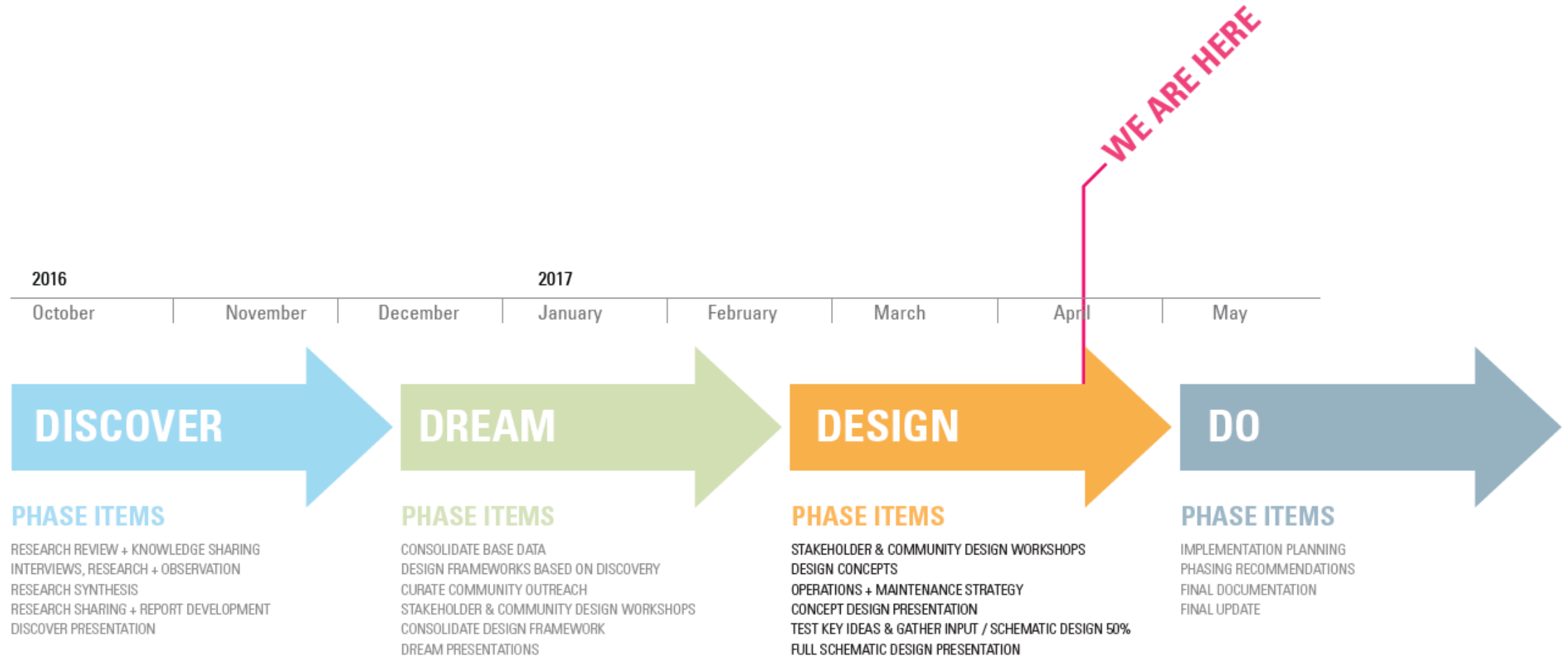
Heart of the City



Project Goals & Scope for Heart of the City

- Focus = Public Space
- Work closely with Community Advisory Committee
- Engage the community and property/business stakeholders
- Establish a Mission Statement and Design Principles
- Co-create Schematic Design
- Develop Cost Estimates
- Create a Phasing & Implementation Plan

Progress for Heart of the City





HEART OF THE CITY INITIATIVES

#1 2ND AVENUE

#2 1ST AVENUE + THE ALLEY

#3 PEACE PLAZA

#4 THEATER SQUARE

#5 ART

#5 ART

#3 PEACE PLAZA

#5 ART

#4 THEATER SQUARE

#1 2ND AVENUE

#2 1ST AVENUE
+ THE ALLEY

HEART OF THE CITY DESIGN TEAM

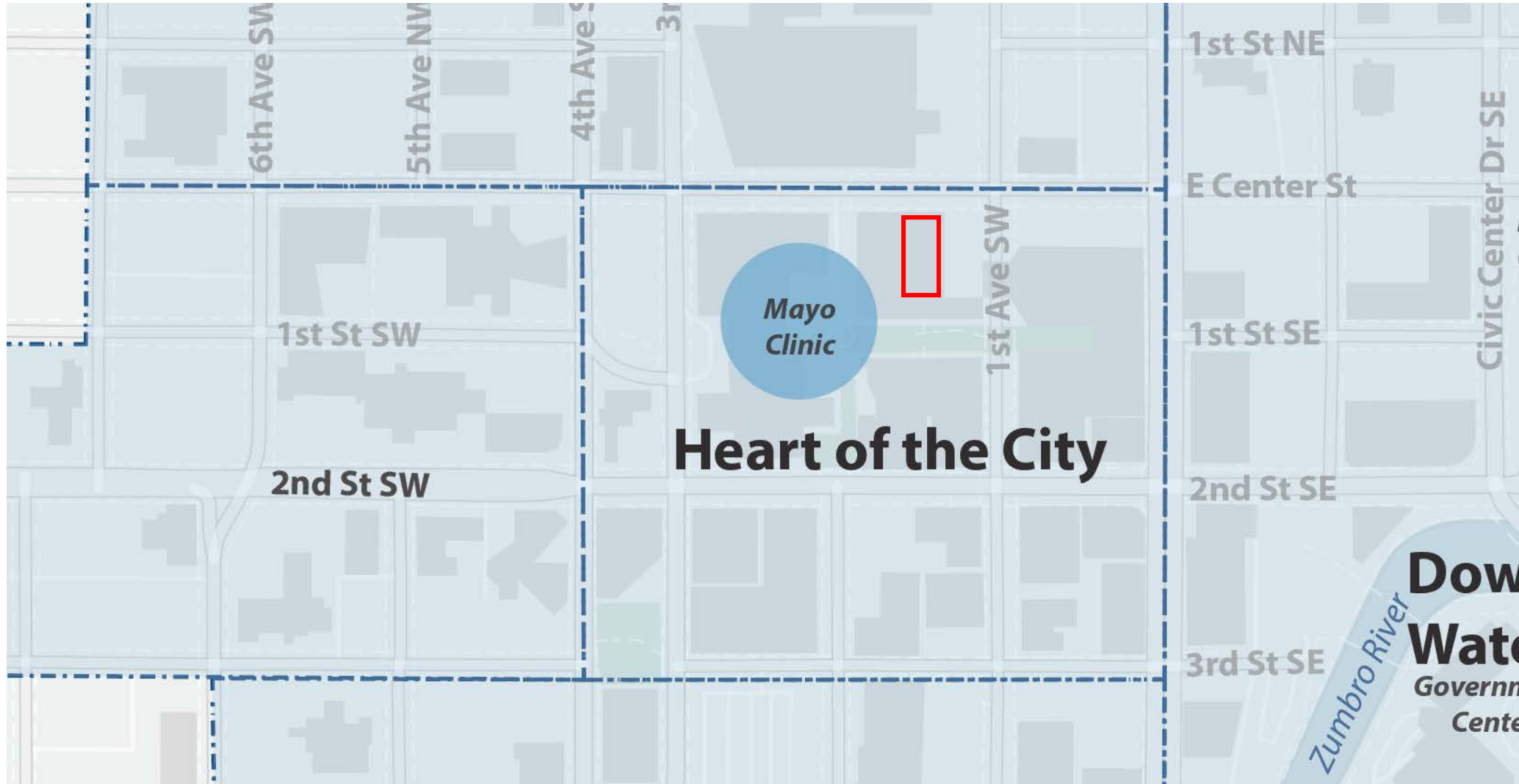
RSP + Coen+Partners + 9.Square + HR&A Advisors + Kimley-Horn



Next Steps for Heart of the City

- Technical reviews with City and property owners
- Refine cost estimates and design options
- Presentations to community
- Issue final schematic design and report

Chateau Theatre

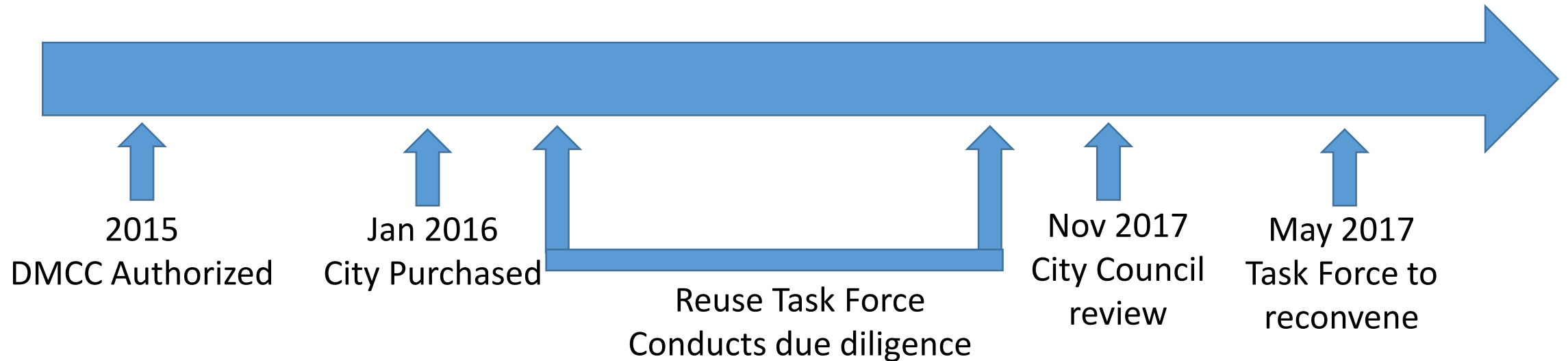


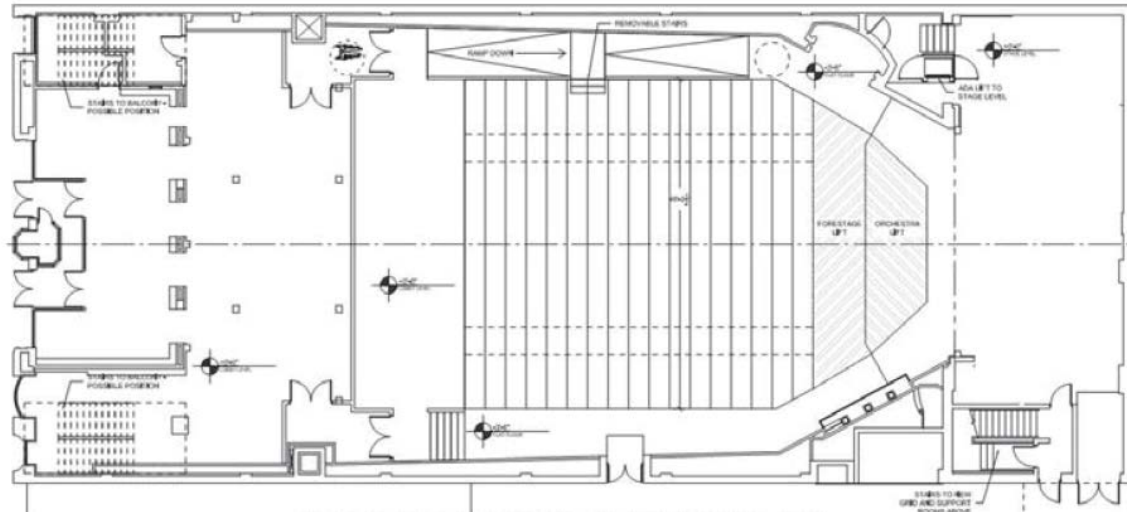
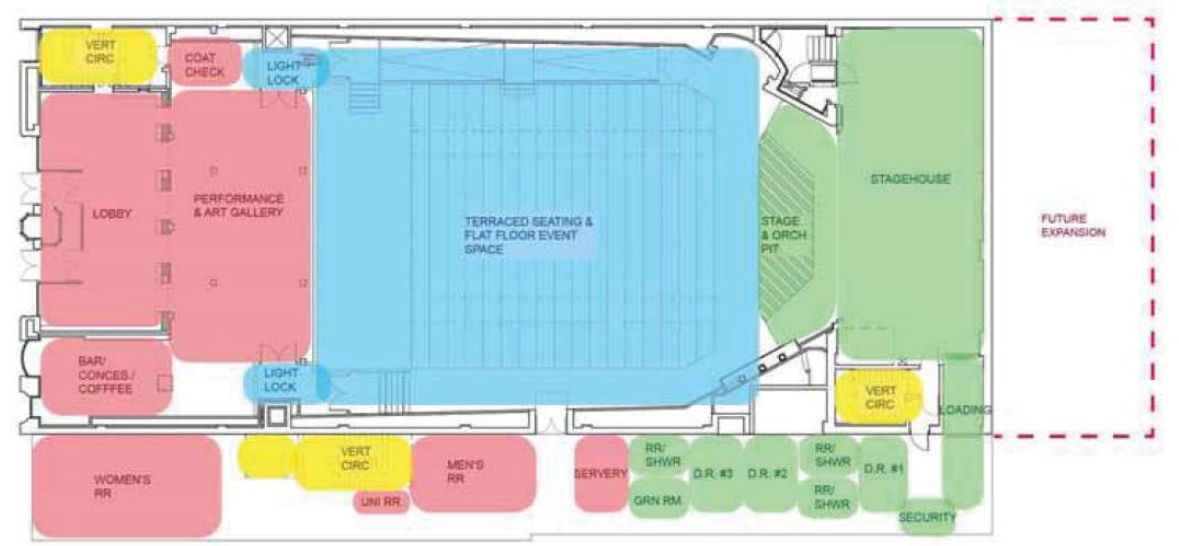
Project Goals for Chateau Theatre

Recommend

- Use
- Finance
- Governance
- Management

Progress for Chateau Theatre

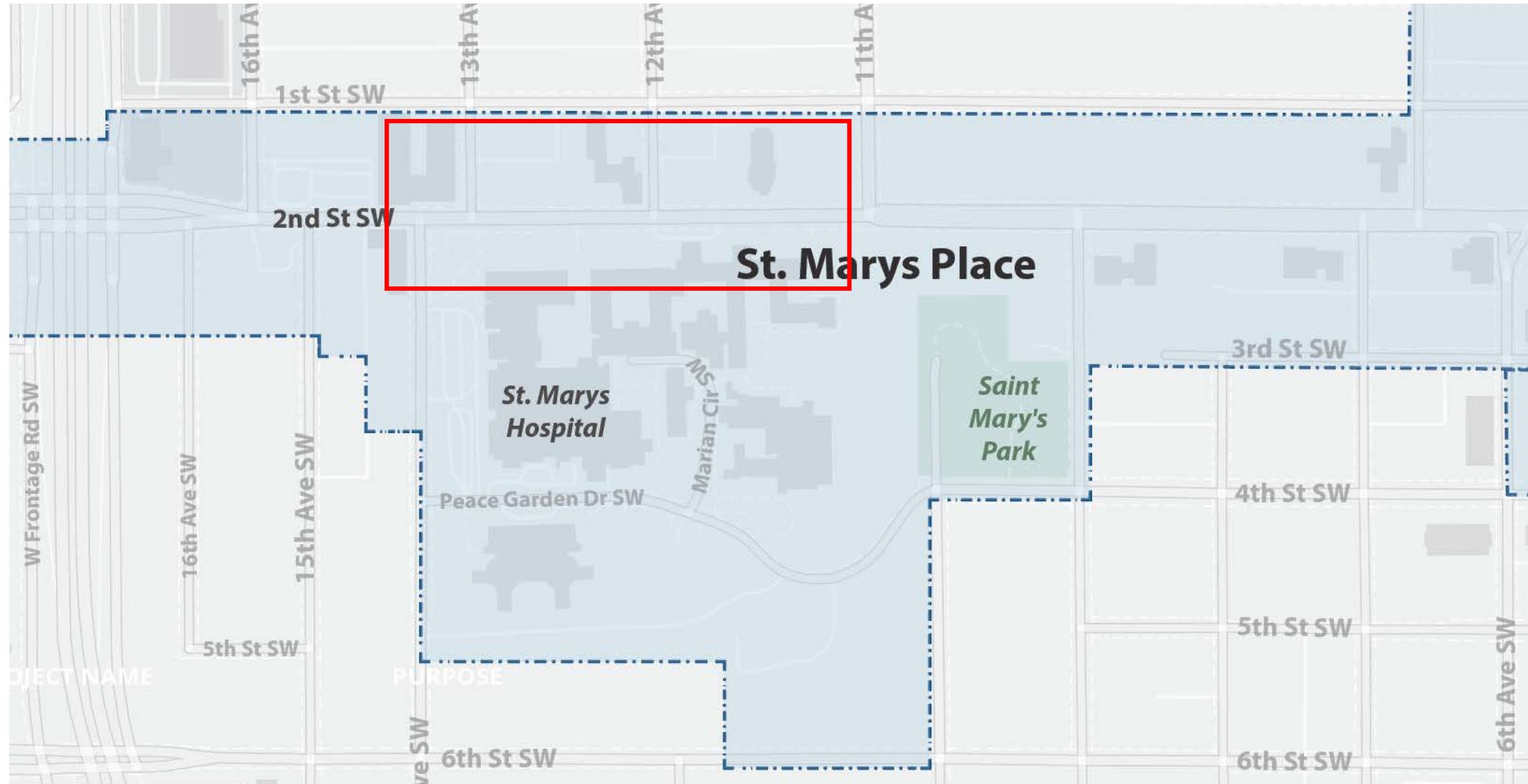




Next Steps for Chateau Theatre

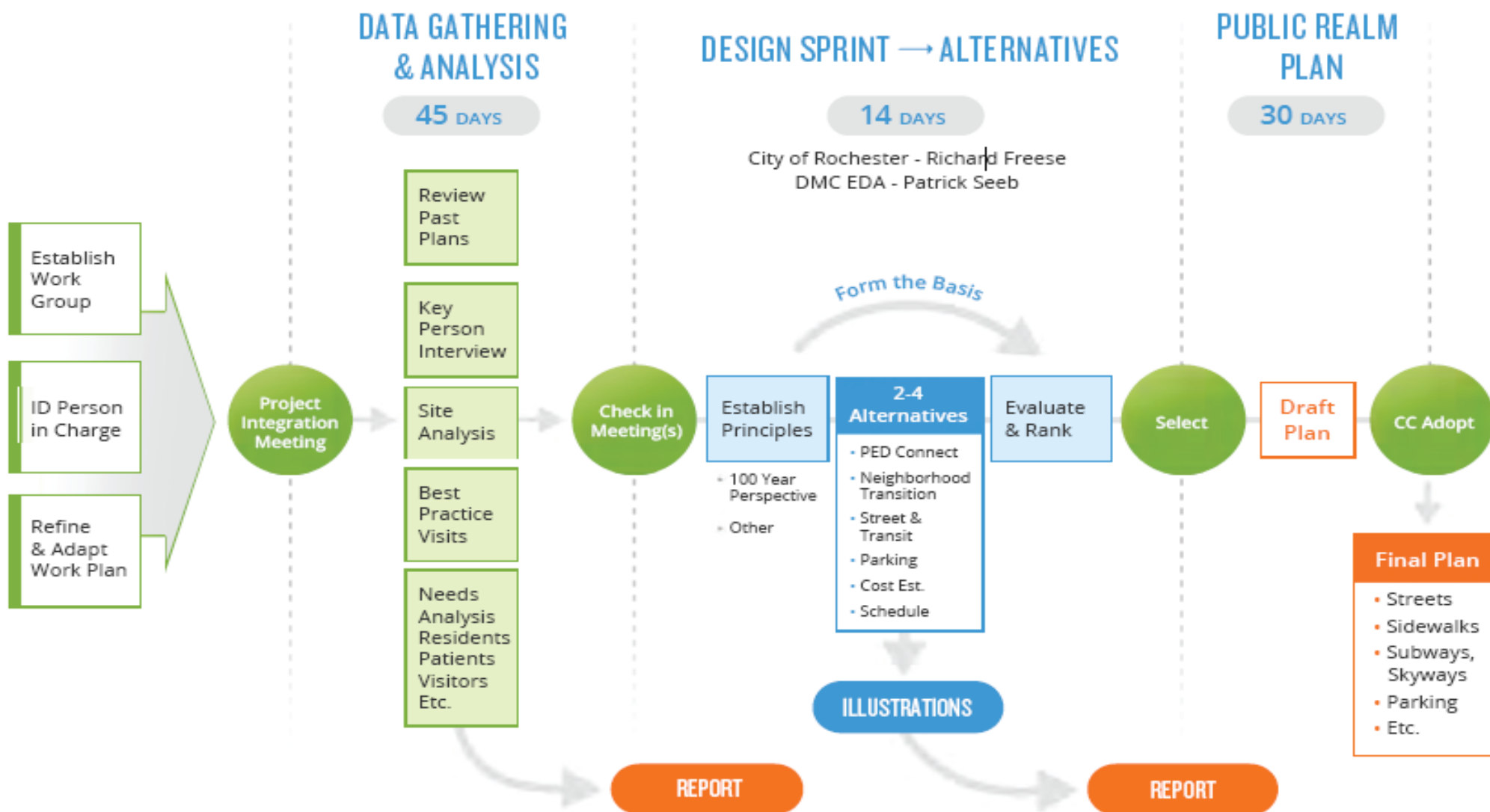
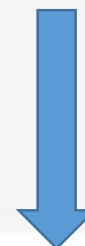
- City staff review of consultant report
- Collaboration with adjacent property owners
- Task Force to reconvene
- Consider interim steps

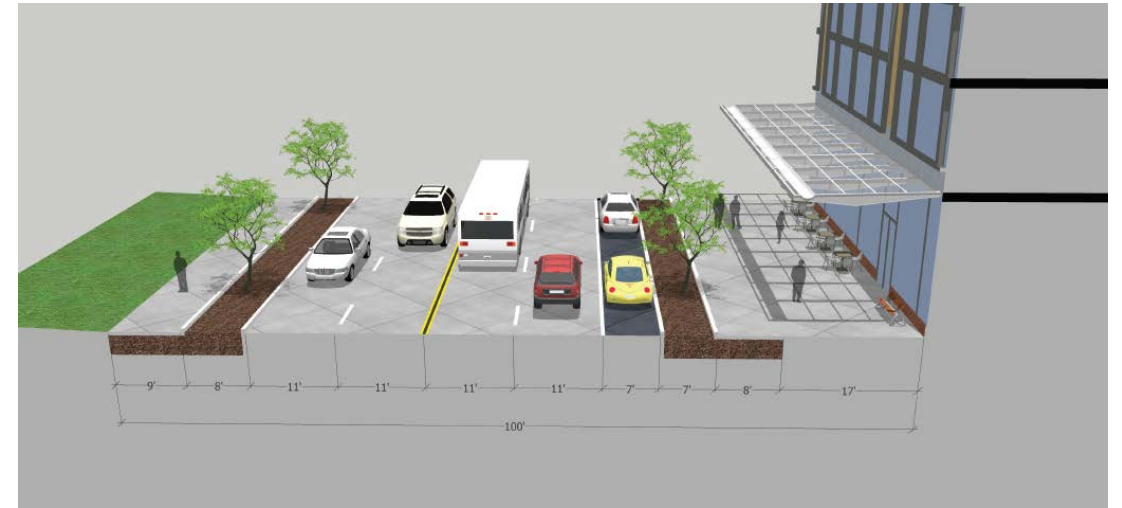
Saint Marys Place



Project Goals for Saint Marys Place

- Develop public realm plan for Saint Marys Place subdistrict
- Anticipate future development
- Consider needs of:
 - patients/visitors
 - local businesses/property owners
 - nearby neighborhoods

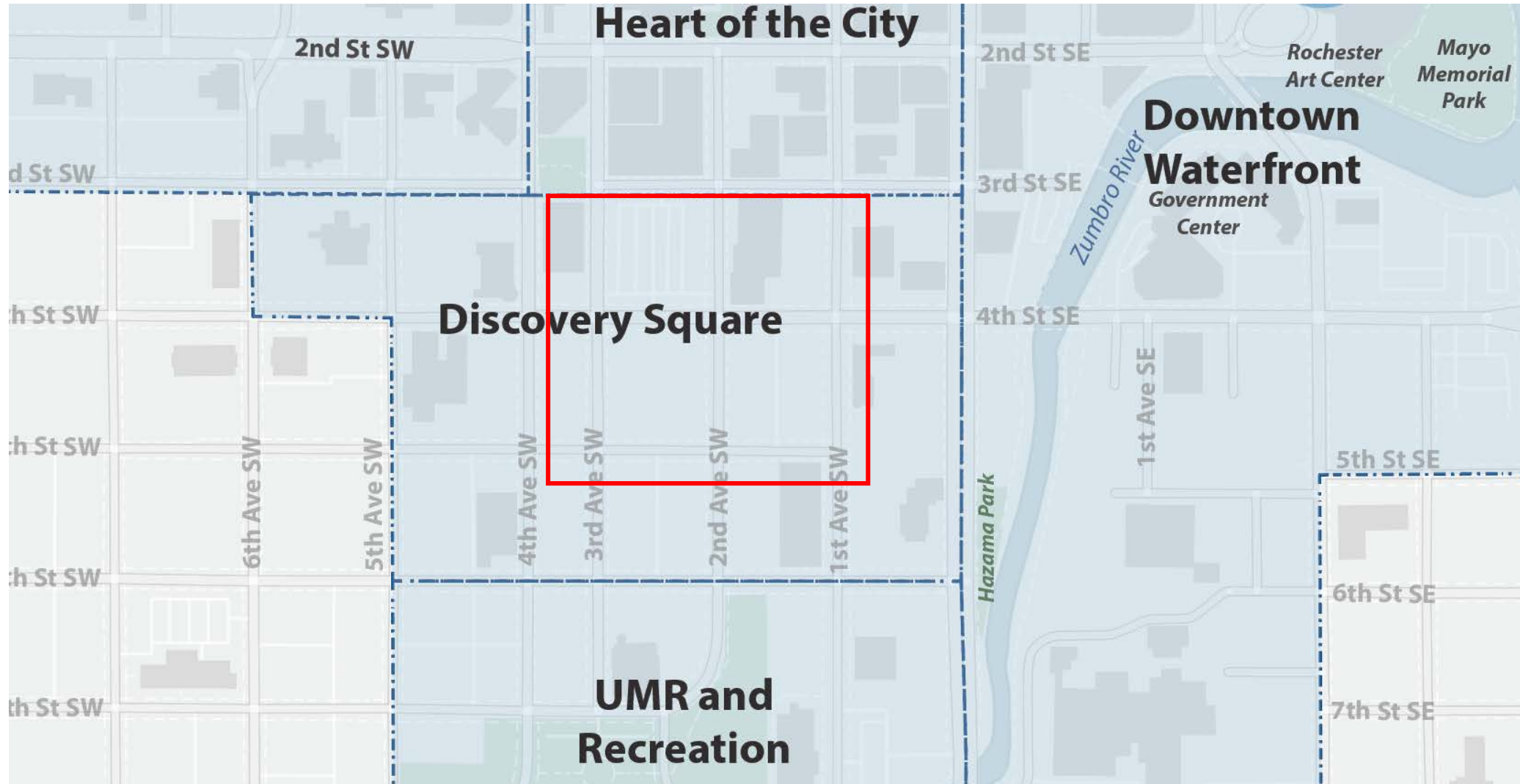




Next Steps for Saint Marys Place

- Completion of final concept and report
- Community and City Council presentation
- Prototype and demonstration

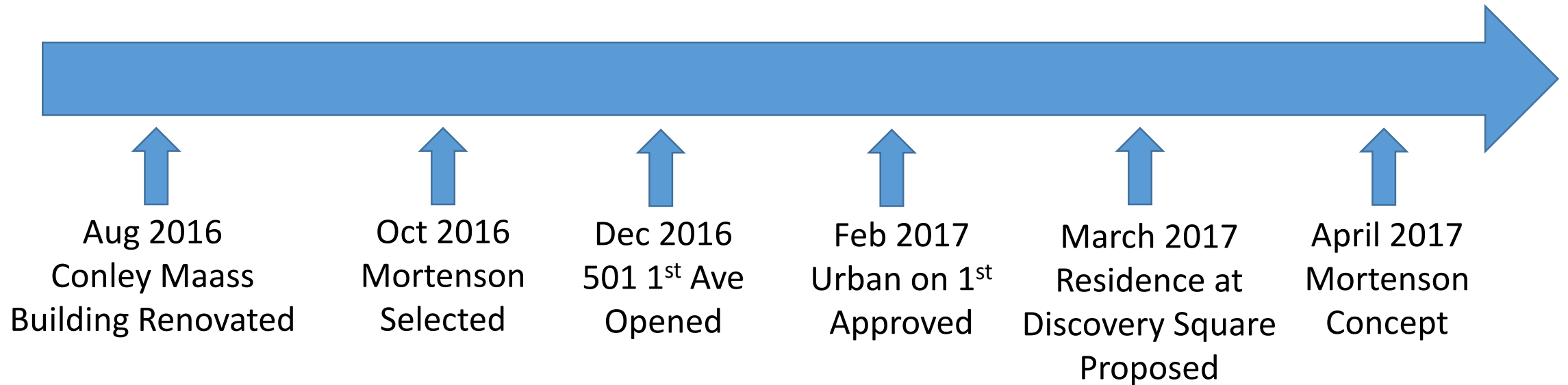
Discovery Square



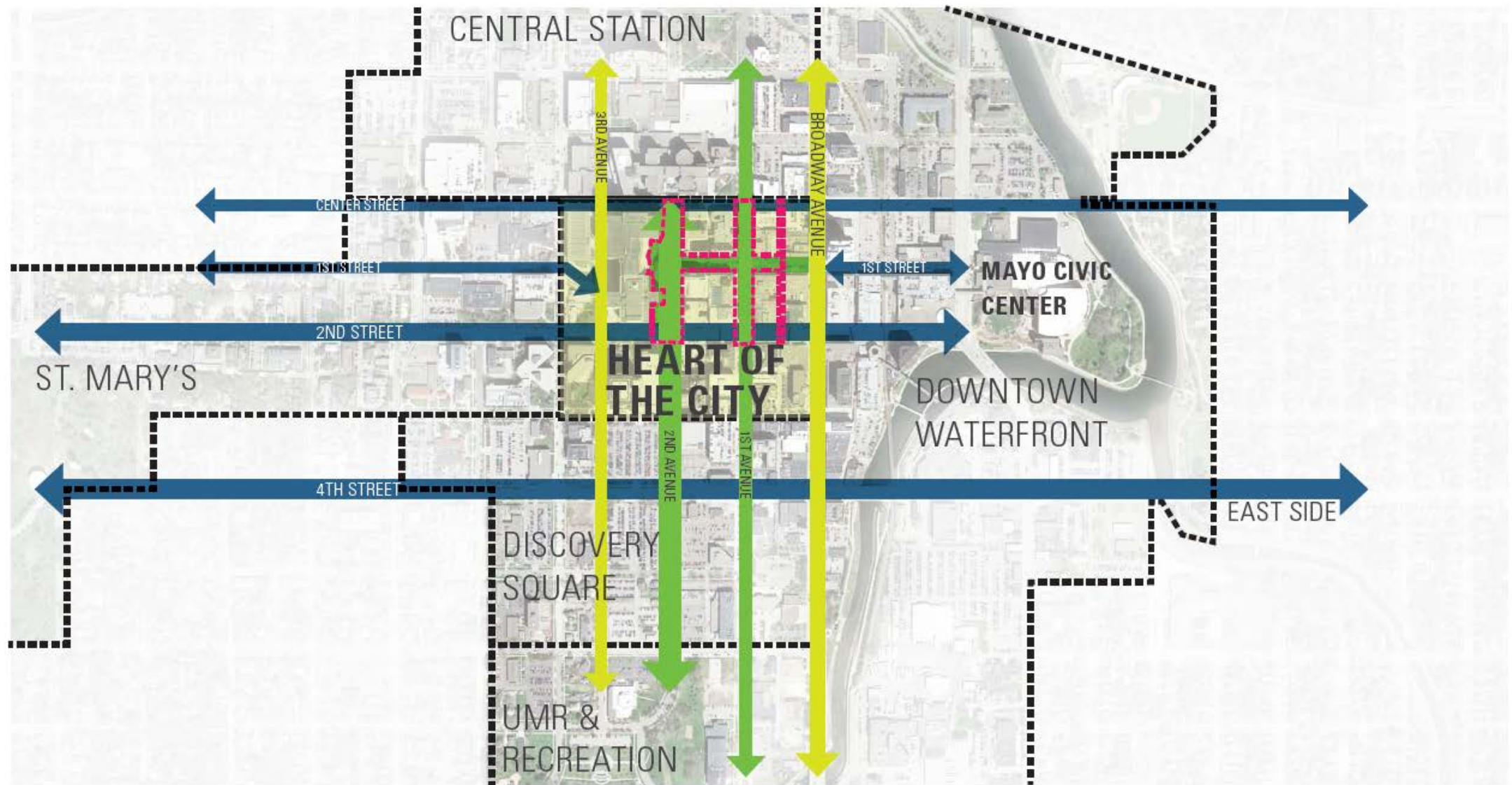
Project Goals for Discovery Square

- Connect future Discovery Square subdistrict with other subdistricts
- Attract additional development interest
- Determine public infrastructure needs

Progress for Discovery Square







Next Steps for Discovery Square

- Determine scope of work
- Engage design team

A VISION FOR INNOVATION

*DESTINATION MEDICAL CENTER
DISCOVERY SQUARE, PHASE 1*

EDA BOARD MEETING, APRIL 27TH, 2017





Agenda:

- Project Goals
- Project Progress
- Design Update
- Next Steps
- Questions

Phase 1 Success Factors

- 1 Celebrate **“Science on Display”** by providing a modern, inviting space that welcomes stakeholders and community members to view, collaborate and partner in a world-class research environment.
- 2 Create a vibrant, yet thoughtful space that orchestrates serendipity through **“Positive Collisions”** amongst practitioners, educators, researchers and businesses.
- 3 Design a building that is **authentically Rochester** and that becomes the postcard image for America’s City for Health & Wellness.
- 4 Dynamically program and activate the building and surrounding space so that it becomes the **center of gravity** for the District’s live, work and play atmosphere.
- 5 Catalyze interest in, launch the ecosystem of, and become the **epicenter of Discovery Square**, where the acceleration of the translational continuum will take root.
- 6 Provide an environment that **stimulates discoveries** and accelerates the translation of research from bench to bed-side.
- 7 Ensure that the **needs of the patient** remain paramount and a guiding force for how the building should be designed, organized, branded, built, tenanted, programmed and sustained.

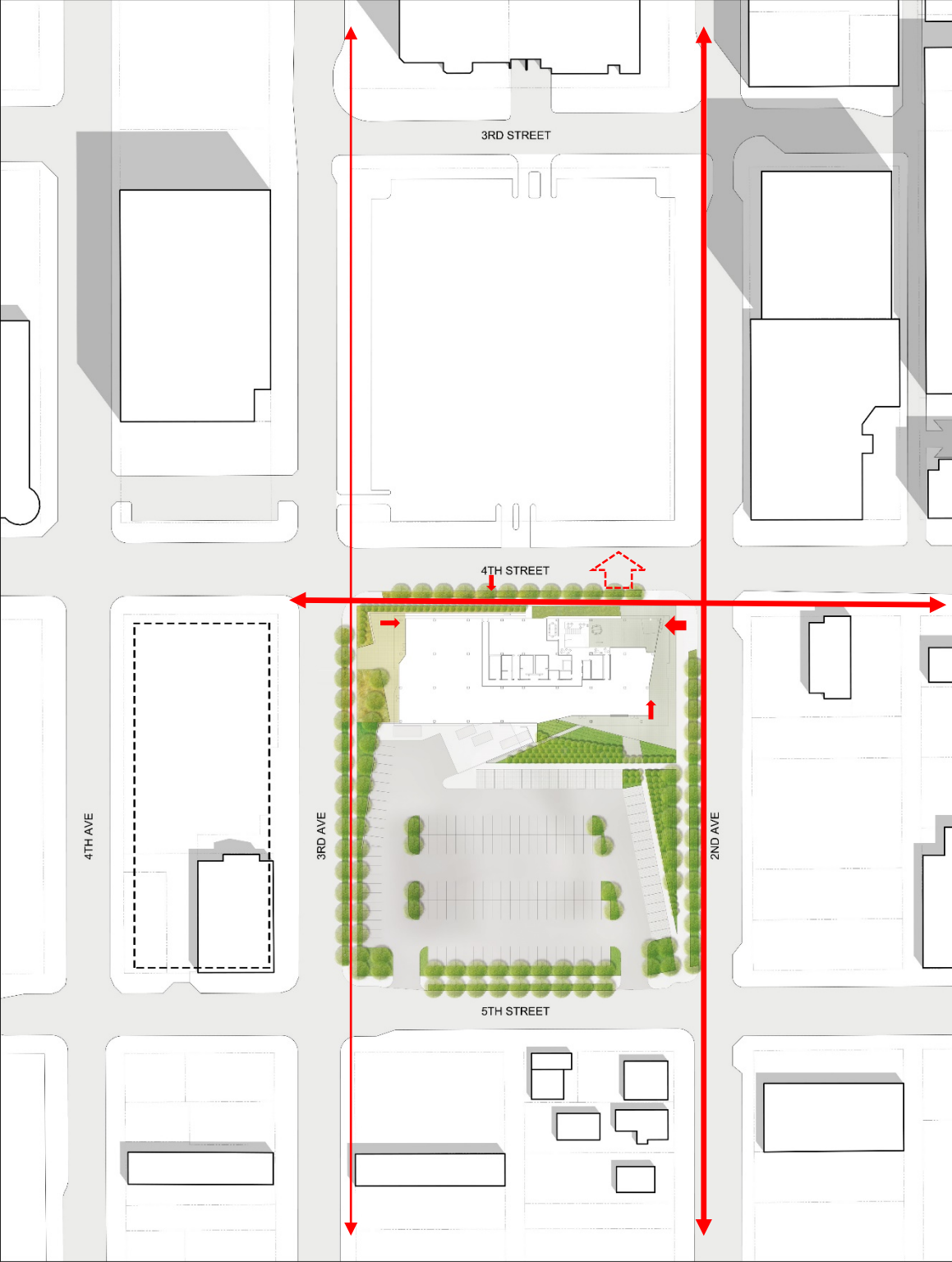
Project Progress

- 1 Mortenson Announced as Developer for Discovery Square, Phase 1 – August 2016
- 2 RSP+HOK Selected as Design Team for Discovery Square, Phase 1 – December 2016
- 3 HR&A Market Study – January to March 2017
- 4 Colliers Announced as Brokerage Partner – April 2017
- 5 Schematic Design Complete – April 21, 2017



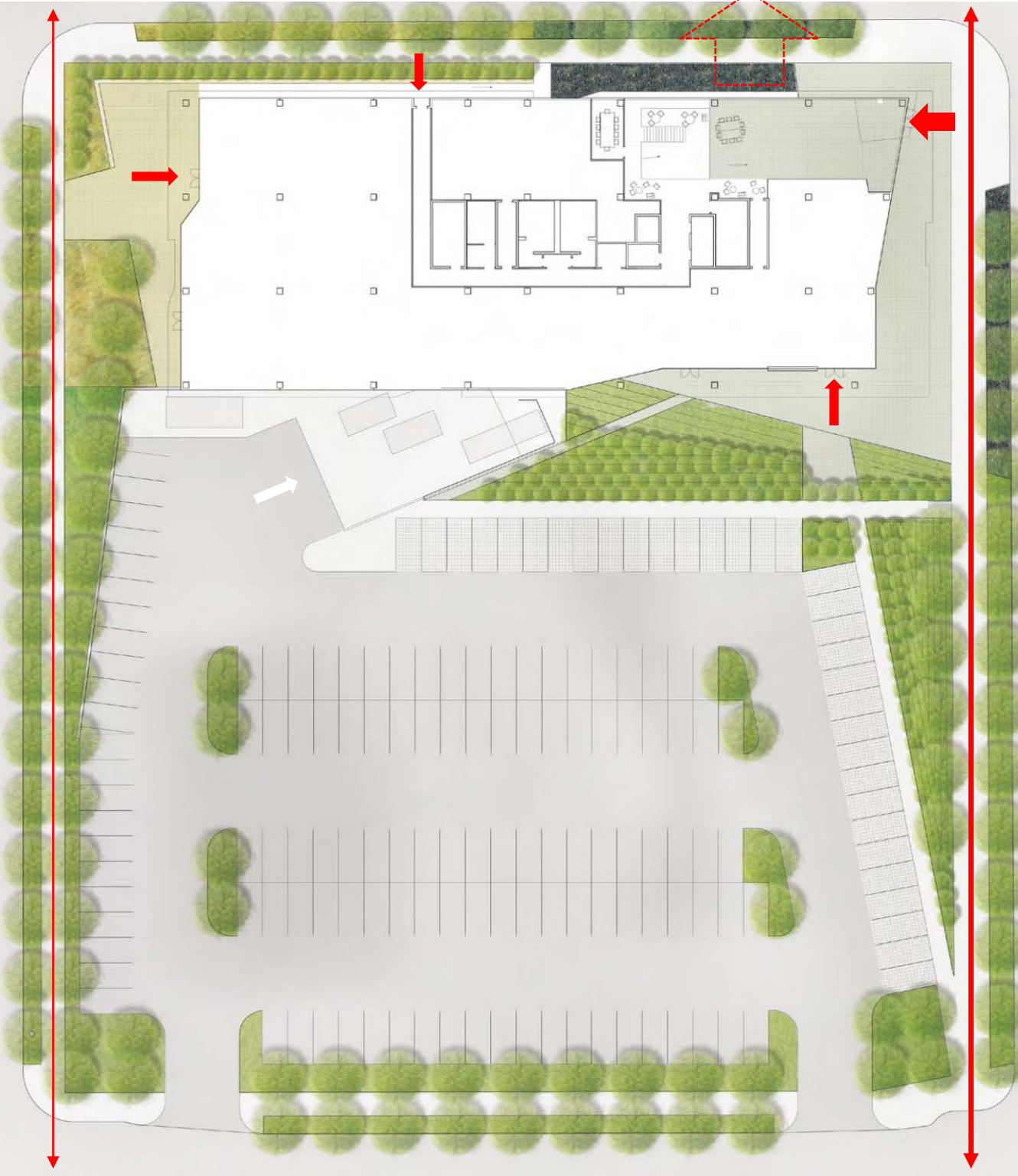
Design Update:

- Site Plan
- Renderings
- Next Steps
- Questions



Design Thinking: Site

- A strong presence day 1, setting up the long term plan



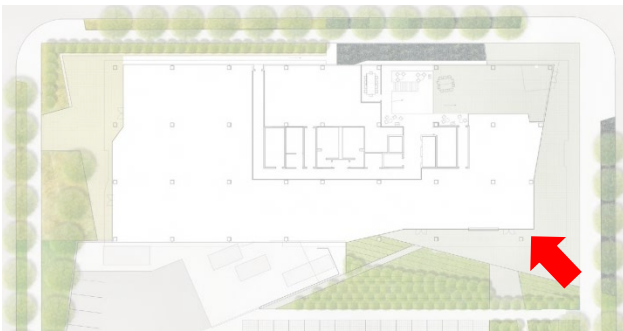
Design Thinking: Site

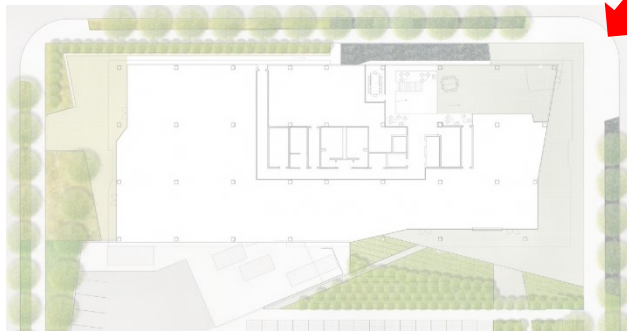
- Create a dynamic landscape
- Maximize movement through and around site
- Engage building users and public through a very permeable ground floor
- Become a hub for activity
- Create seating and gathering options throughout site



Design Thinking: Permeability

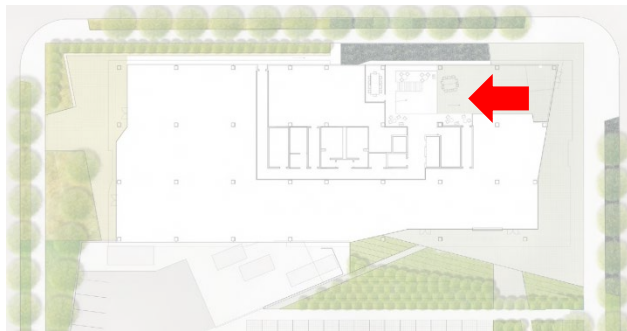
- Articulated ground floor creates multiple opportunities for entry – both for the building as well as sub-entries for future tenants.
- Active use outdoor space is set to be of maximum use to multiple ground level tenants.





Design Approach: Inside-Out

- Highly transparent + active ground floor = collaboration on display
- Entrance at key corner, activating Discovery Walk, 4th Street, and future Discovery Square.
- Indoor / Outdoor opportunities are created at multiple levels



Design Thinking: The CoLAB Space

- Warm, inviting – a combination of hospitality+science. Public space is focused on being usable, active, collaborative, and multi-use.
- Spaces flow – blending collaboration with Mayo + 3rd Party

Next Steps





Five Year Plan Update

DMCC
Board Meeting
April 27, 2017

Tim Siegfried
Gail Eadie

1991 Ordinance #2726



- 1991 Ordinance #2726

Created Special District with overlay zoning of unique development standards & procedures for properties owned by Mayo within district boundaries

District called “Medical Institutional Campus Special District”

2 Sub-districts

Central Sub-district (Downtown)

West Sub-district (St. Marys)

- Special Documents

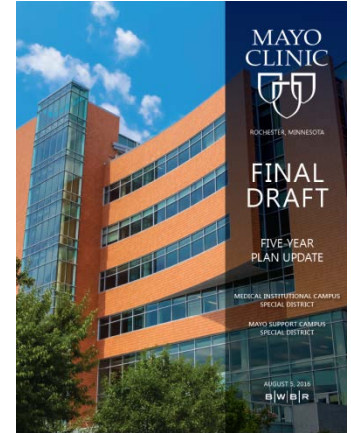
Parking, transportation, materials handling, property ownership, site & floor areas

- Special Process

Adopted by the City Council after review & recommendation by the City Planning & Zoning Commission & City Council

2016 - Five Year Plan Update Contents★

1. Medical Institutional Campus Special Districts
2. Mayo Property Ownership & Acreage
3. Building Square Footage
4. Employee Distribution
5. Parking & Vehicular Circulation
6. Mtls. Handling & Distribution, Subways & Docks
7. Utility Infrastructure
8. Urban Green Space
9. Potential Projects
10. Appendix

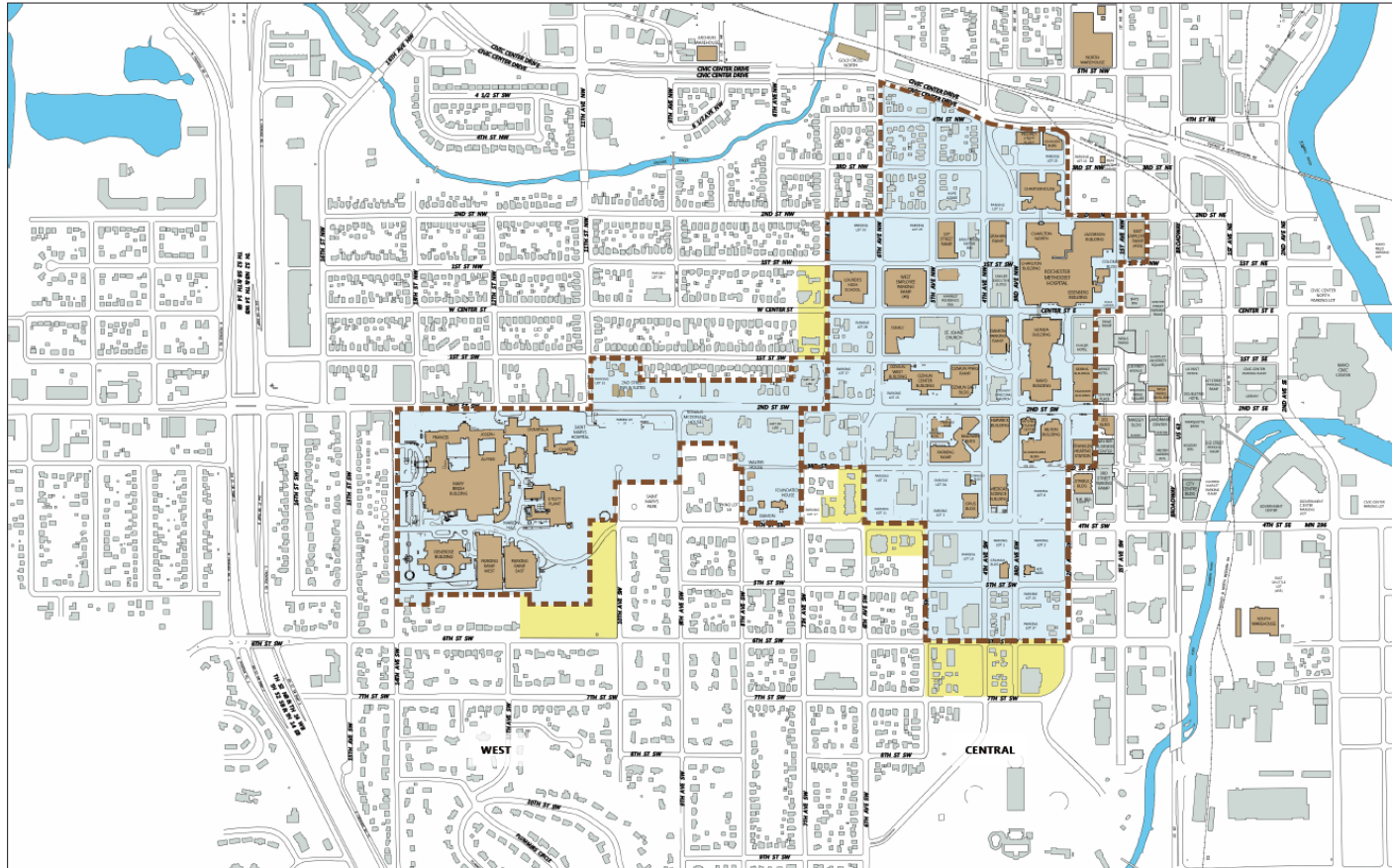


1.0 Special Medical District Boundaries

Downtown District Boundaries ('16)



SUBDISTRICT EXISTING BOUNDARIES



■ TRANSITION ZONES ■ PRIMARY MEDICAL INSTITUTIONAL SUBDISTRICTS



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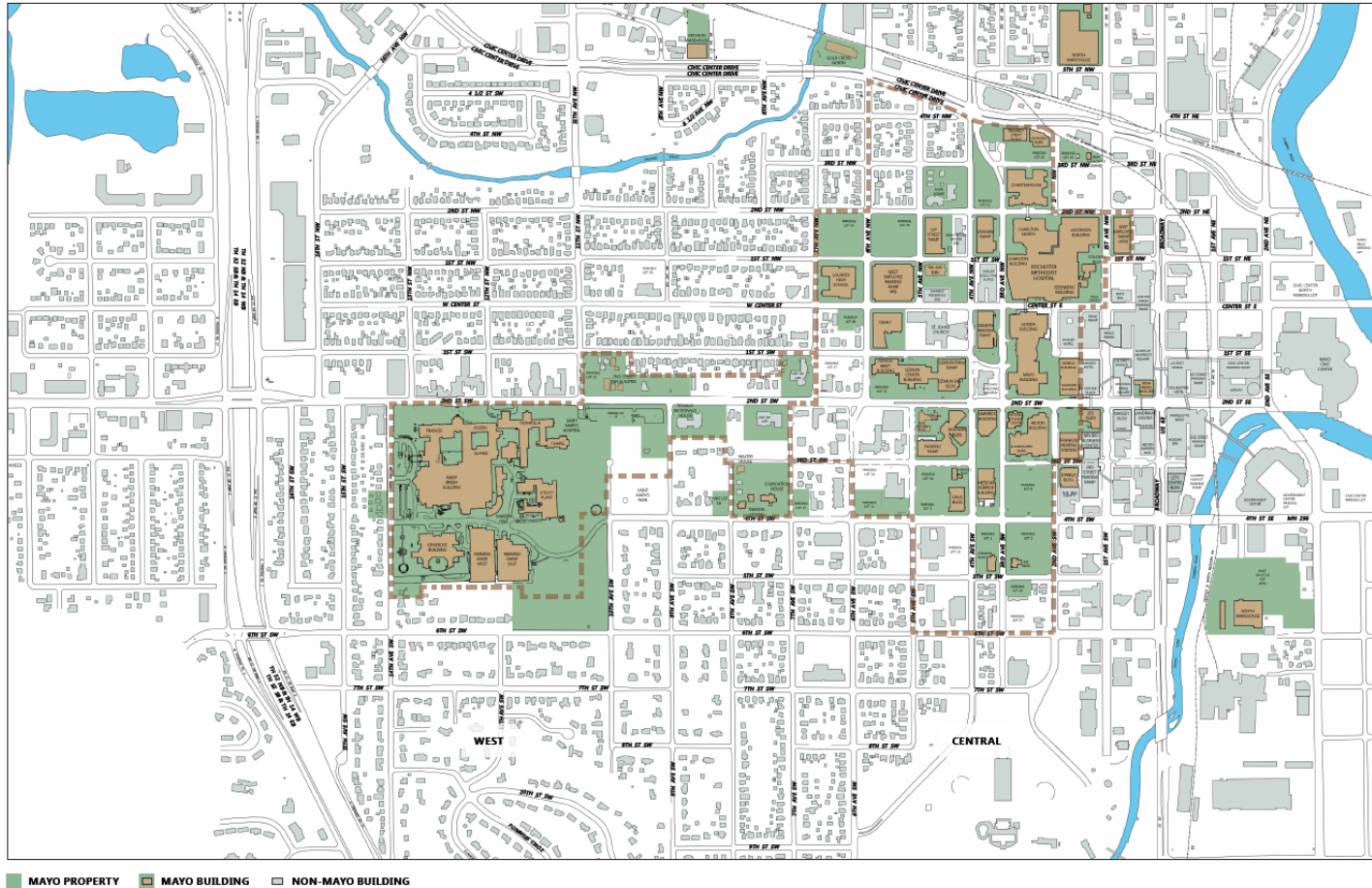
1.5

2.0 Mayo Property Ownership & Acreage

Property Ownership



PROPERTY OWNERSHIP



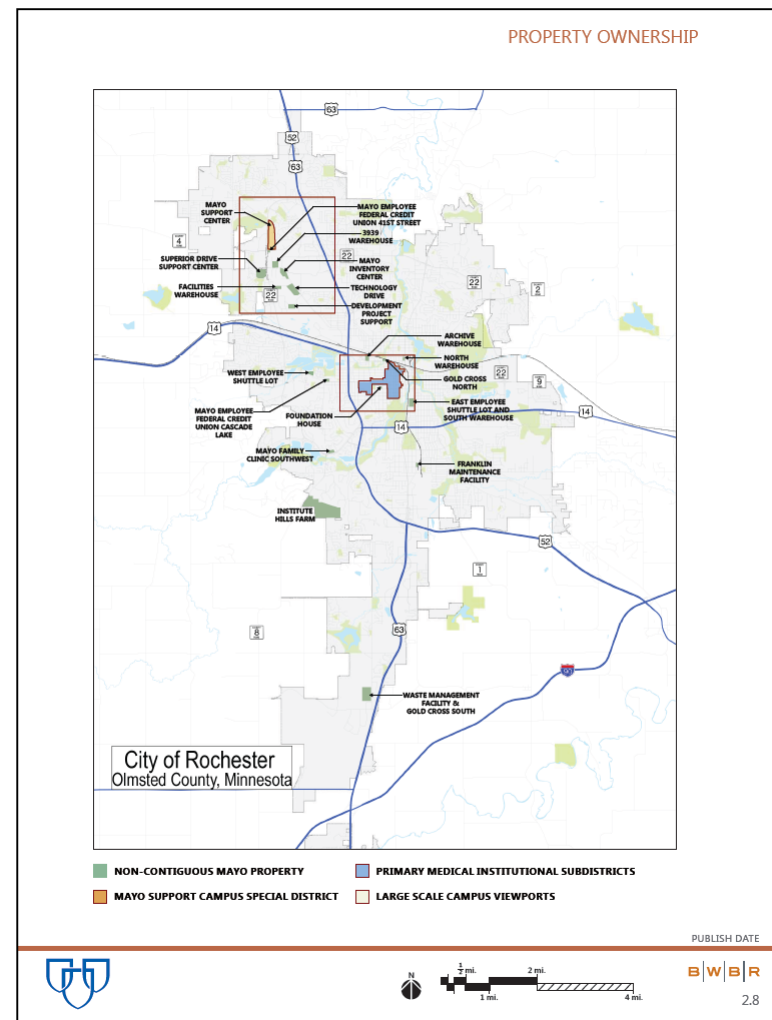
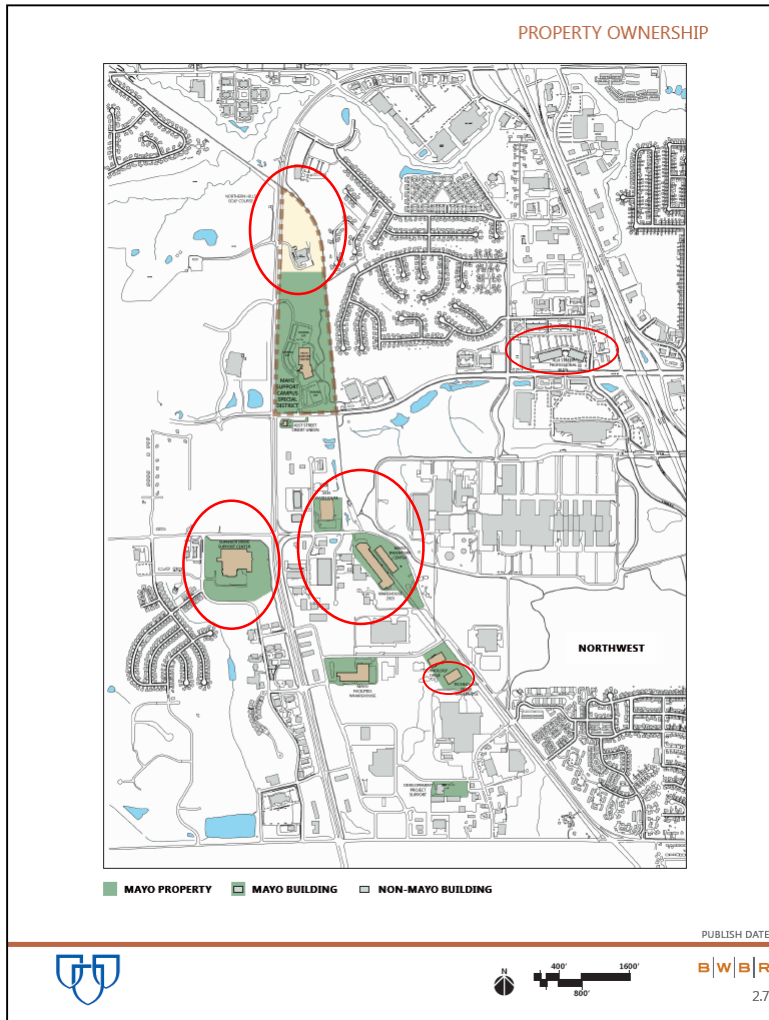
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2.6



Property Ownership

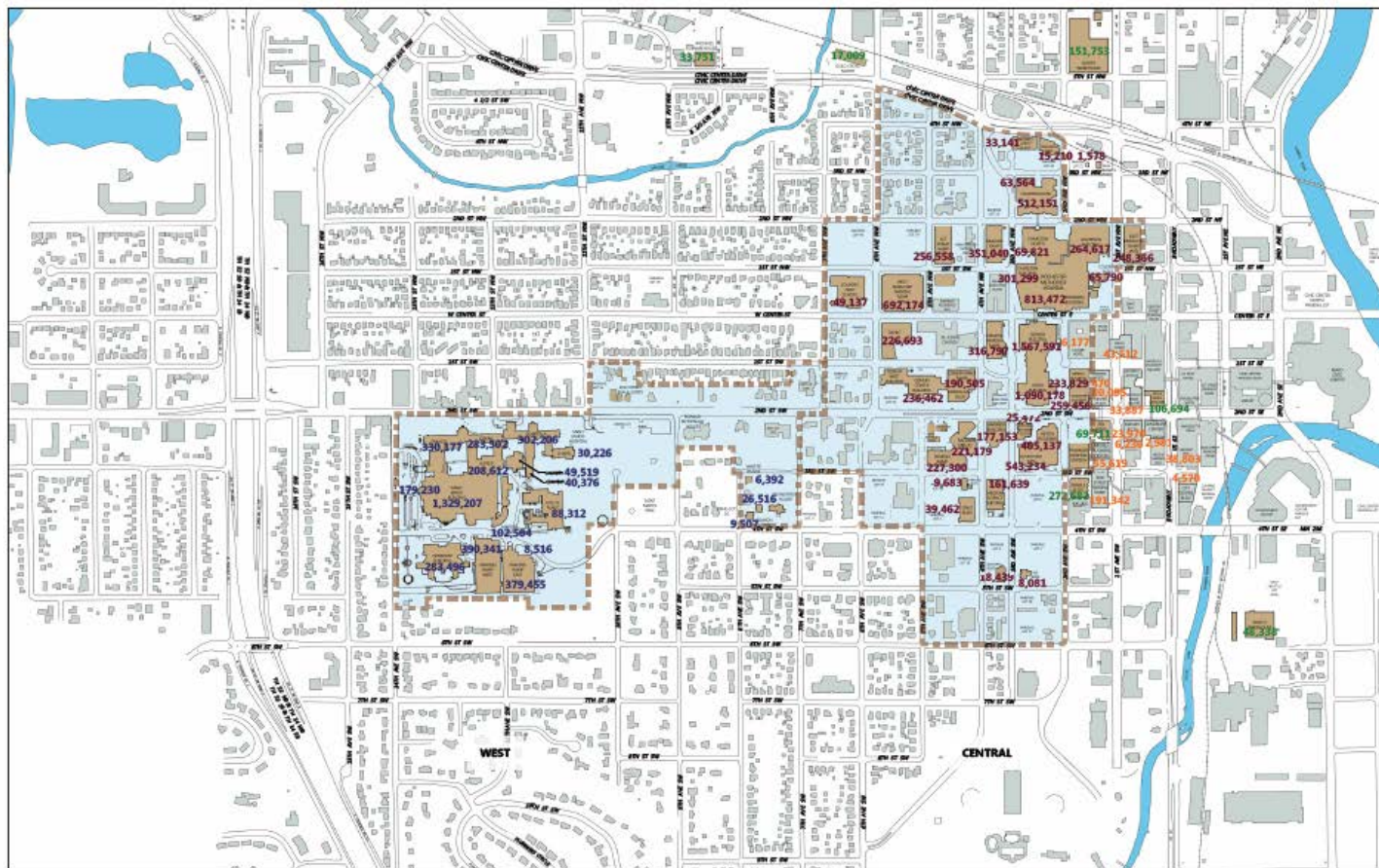


3.0 Building Square Footage

Building Square Footage



MAYO BUILDING AREA



SAINT MARY'S CAMPUS
BUILDING SQUARE FOOTAGE

DOWNTOWN CAMPUS
BUILDING SQUARE FOOTAGE

OUT OF DISTRICTS - OWNED
BUILDING SQUARE FOOTAGE

OUT OF DISTRICTS - LEASED
BUILDING SQUARE FOOTAGE



PUBLISH DATE

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3.10

MAYO BUILDING AREA

LEGEND:

- NORTHWEST CAMPUS BUILDING SQUARE FOOTAGE** (Green)
- OUT OF DISTRICTS - OWNED BUILDING SQUARE FOOTAGE** (Orange)
- OUT OF DISTRICTS - LEASED BUILDING SQUARE FOOTAGE** (Yellow)

Map Labels and Values:

- 216,133 (Leased)
- 6,046 (Leased)
- 43,332 (Leased)
- 33,210 (Leased)
- 45,628 (Owned)
- 35,650 (Owned)
- 72,522 (Owned)
- 291,145 (Campus)
- 87,592 (Owned)
- 217,199 (Owned)
- 66,338 (Owned)
- 135,771 (Campus)
- 41,089 (Campus)
- 64,988 (Campus)
- 19,778 (Campus)

Scale: 0 to 1600 feet

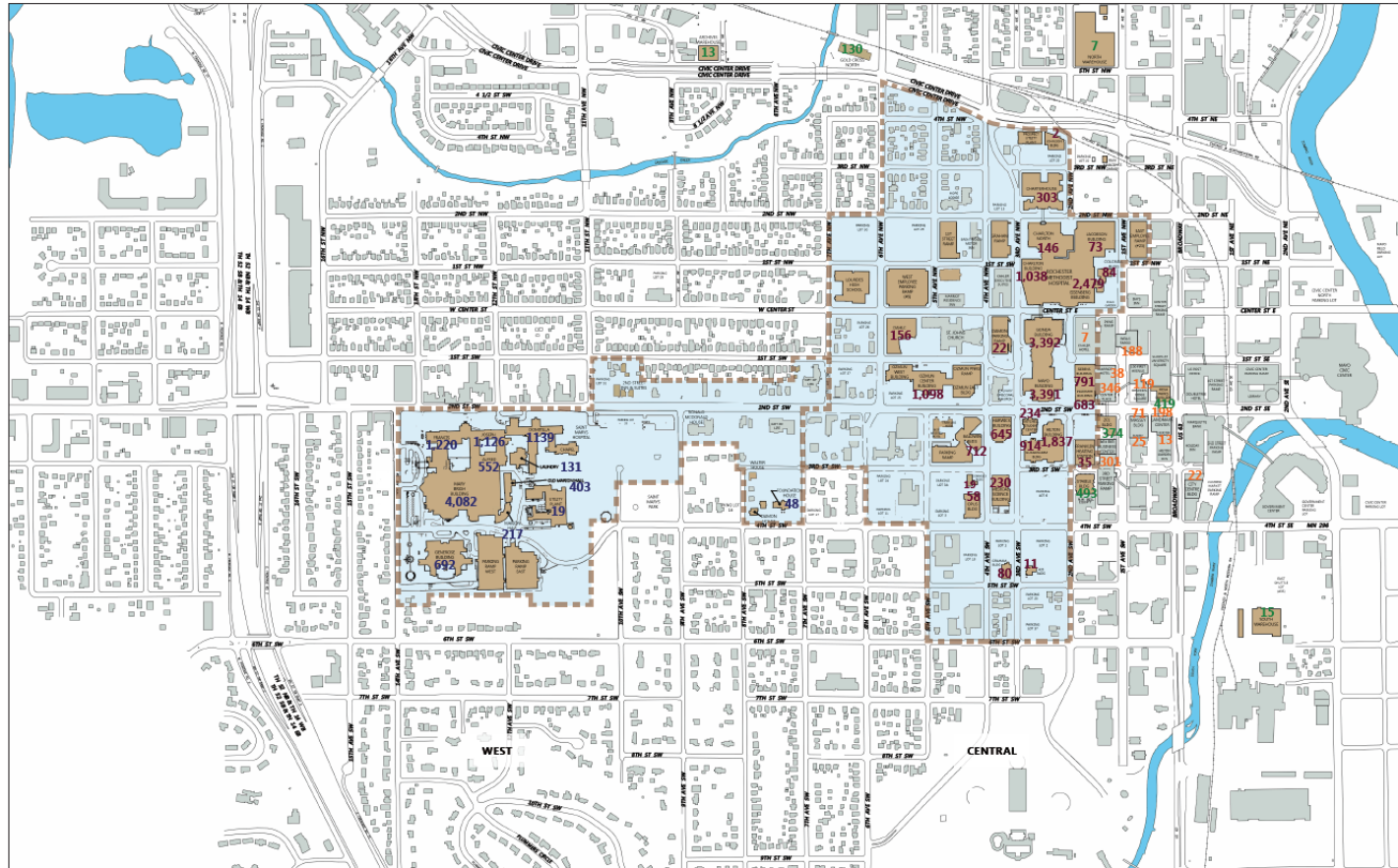
Orientation: NORTHWEST

4.0 Mayo Employee Distribution

Employee Distribution



EMPLOYEE DISTRIBUTION



SAINT MARY'S CAMPUS
EMPLOYEES

DOWNTOWN CAMPUS
EMPLOYEES

OUT OF DISTRICTS - OWNED
EMPLOYEES

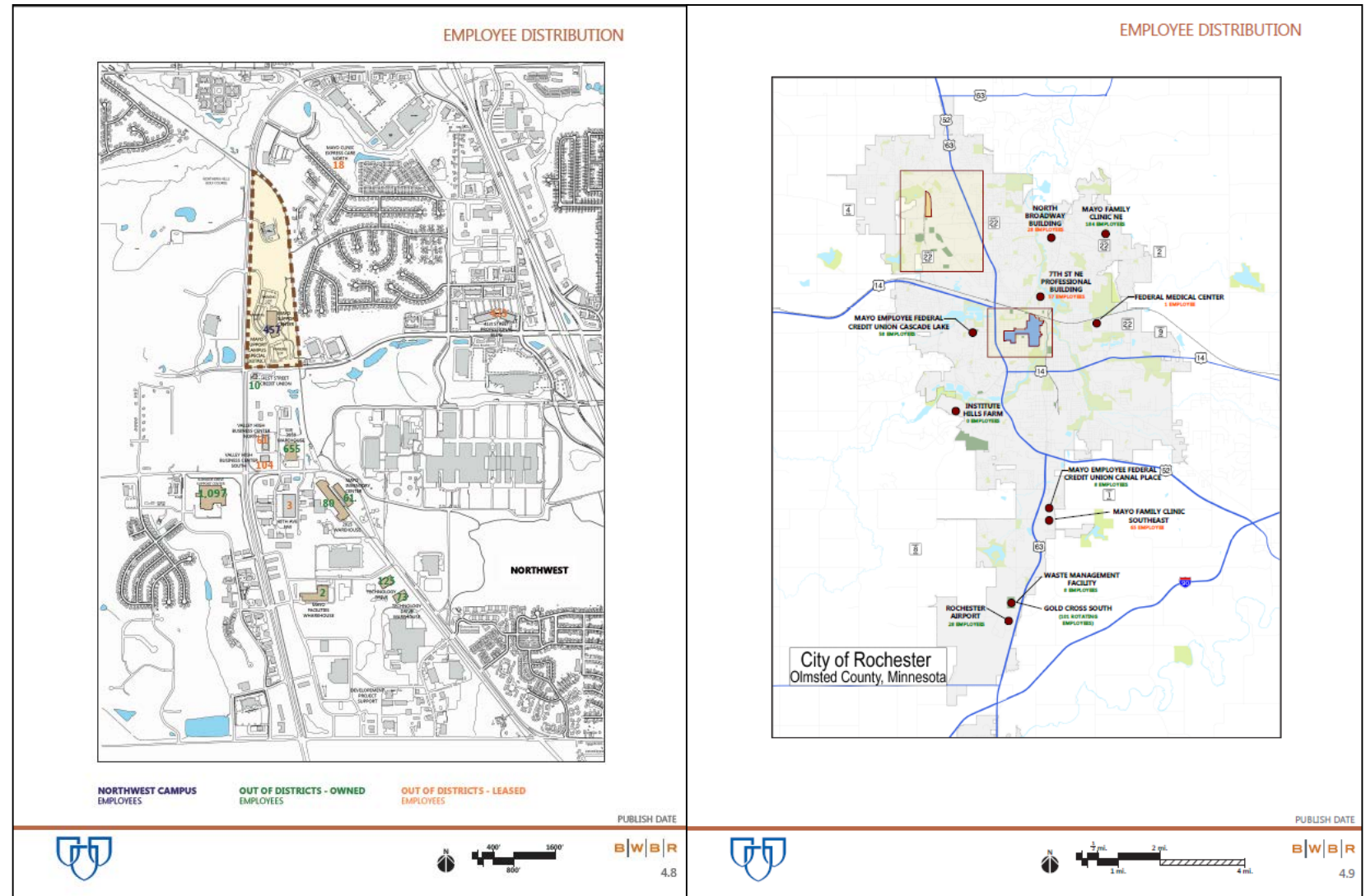
OUT OF DISTRICTS - LEASED
EMPLOYEES



PUBLISH DATE

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4.7



Employee Distribution Summary

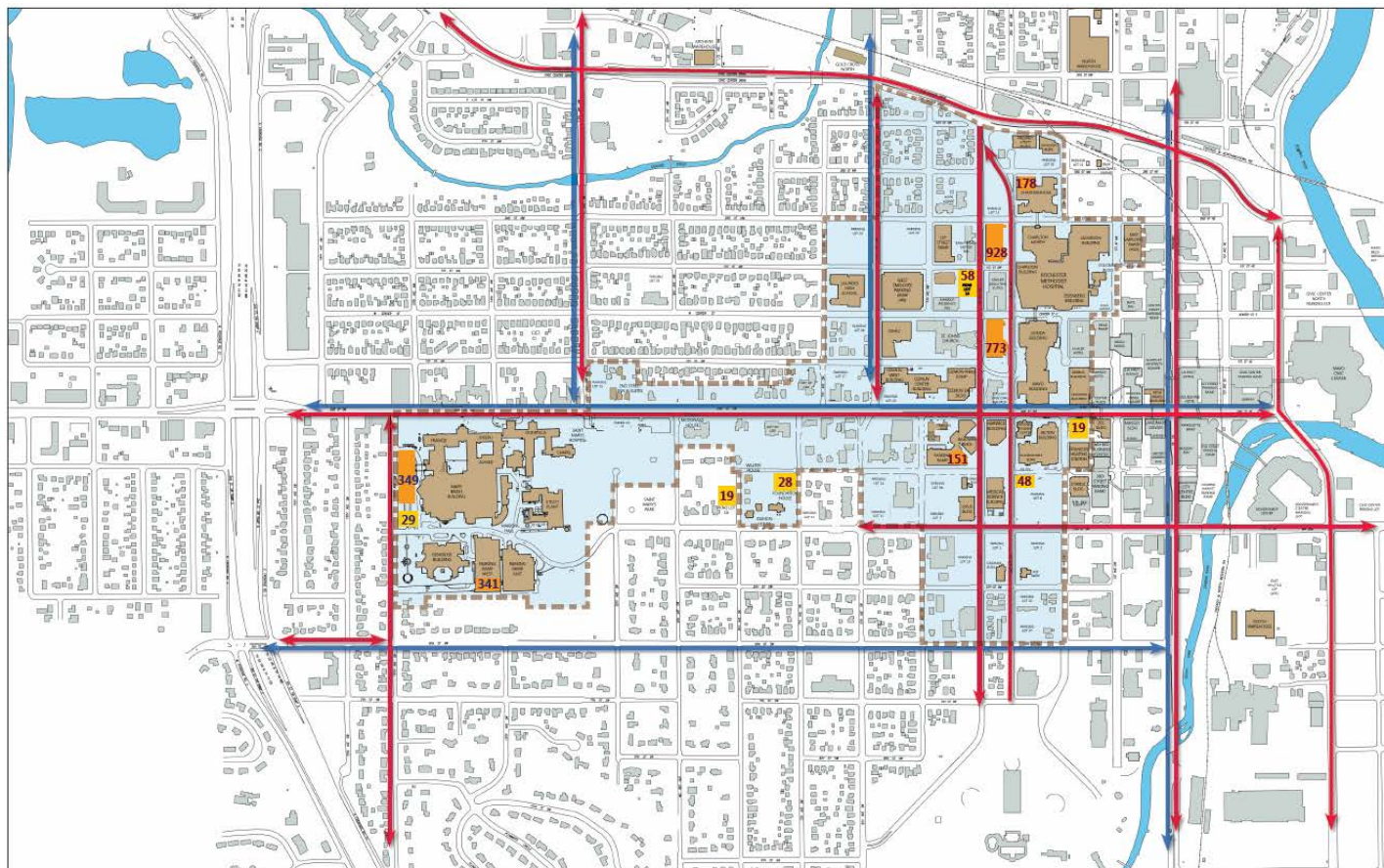
	<u>1/1/2011</u>	<u>1/1/2016</u>
Physicians & Scientists (Consultants)	2,016	2,289
Students, Residents, Fellows	2,789	2,809
Allied Health	<u>27,544</u>	<u>30,374</u>
Total	32,349	35,472
Primary Location of Employees:		
Central Sub-District	16,419	18,440
West Sub-District	8,689	9,364
MSC District	974	1,112
Outside of Districts		
Mayo-Owned	1,784	3,205
Non Mayo-Owned	<u>4,483</u>	<u>3,351</u>
Total Employees		
Excluding Temporaries	31,363	34,110
Total Employees	<u>32,349</u>	<u>35,472</u>
Temporary Employees	986	1,362
Telecommuters	-	1,161

5.0 Campus Parking / Vehicular Circulation

Patient/Visitor Parking & Circulation



PATIENT AND VISITOR PARKING



SAINT MARY'S CAMPUS
PARKING STALLS

DOWNTOWN CAMPUS
PARKING STALLS

OUT OF DISTRICTS - OWNED
PARKING STALLS

OUT OF DISTRICTS - LEASED
PARKING STALLS

SURFACE

RAMP

CAR CIRCULATION

BUS CIRCULATION

MARCH 2016

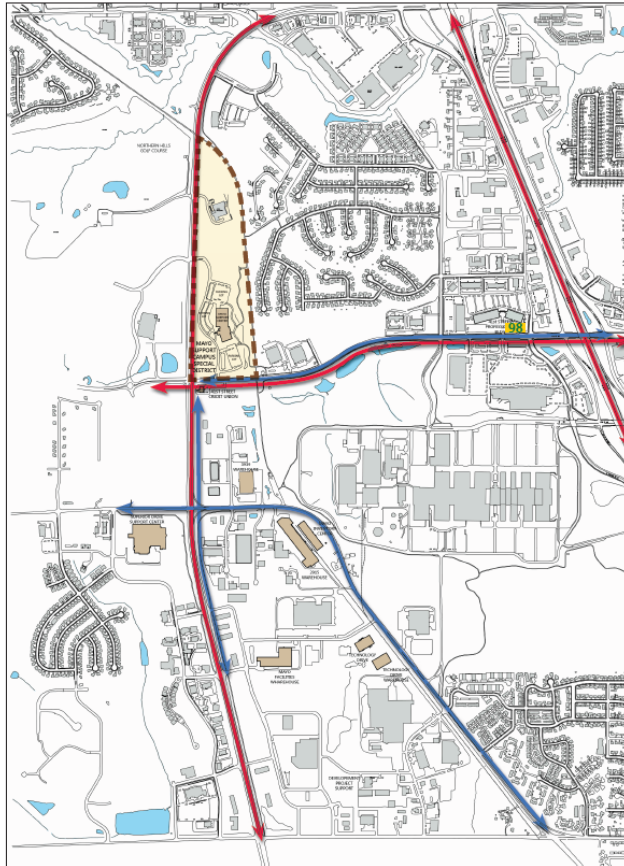


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5.7

Patient/Visitor Parking Totals

PATIENT AND VISITOR PARKING



NORTHWEST CAMPUS
PARKING STALLS

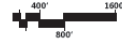
OUT OF DISTRICTS - LEASED
PARKING STALLS

OUT OF DISTRICTS - OWNED
PARKING STALLS

SURFACE
RAMP

CAR CIRCULATION
BUS CIRCULATION

MARCH 2016



B|W|B|R

5.8

PARKING RAMPS | LOTS

Parking Stalls

2011 2016

Central Sub-District Patient | Visitor Parking Total

2,097 2,155

West Sub-District Patient | Visitor Parking Total

628 719

Outside District Patient | Visitor Parking Total

263 364

MAYO ROCHESTER - PATIENT | VISITOR PARKING TOTAL

2,997 3,238

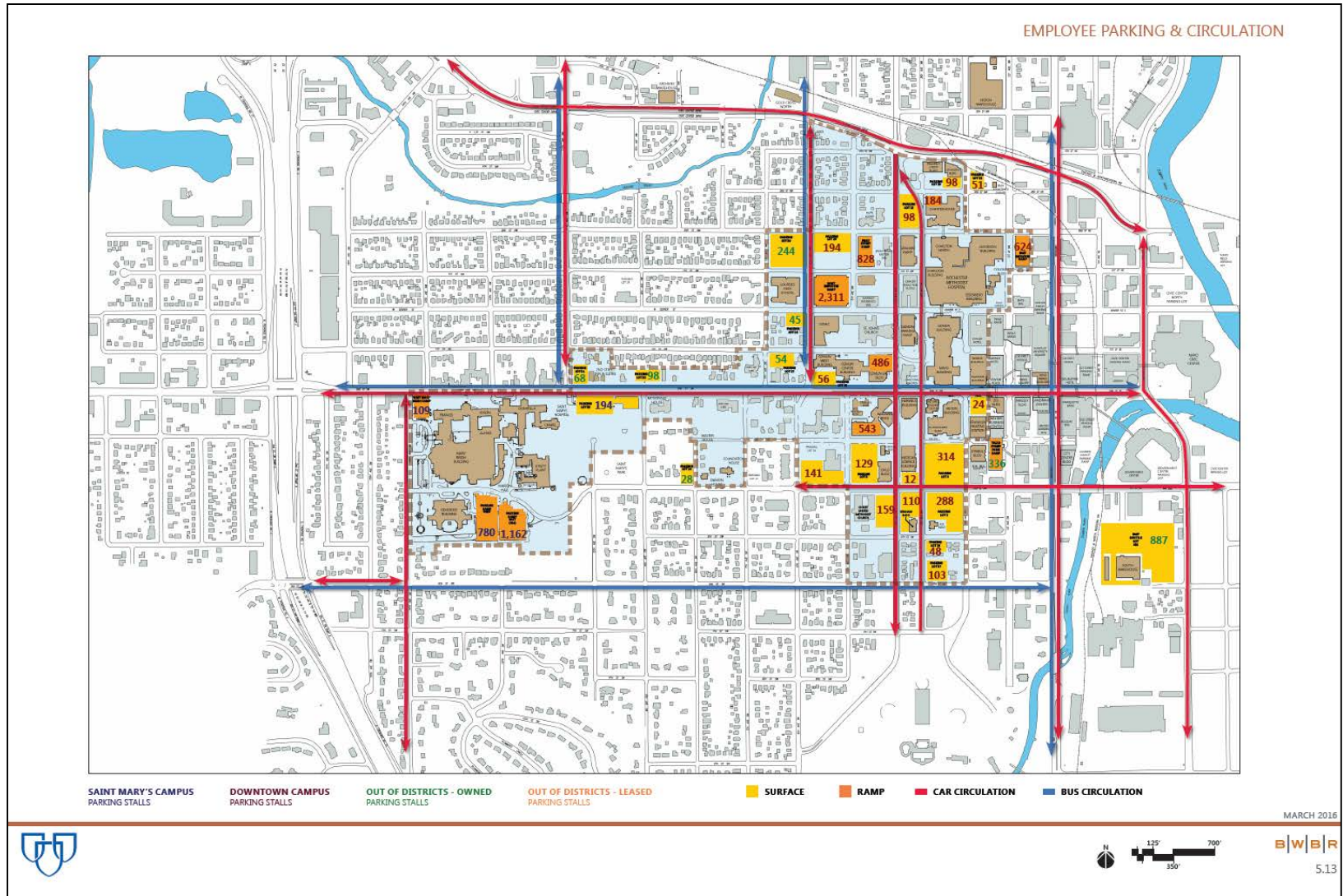
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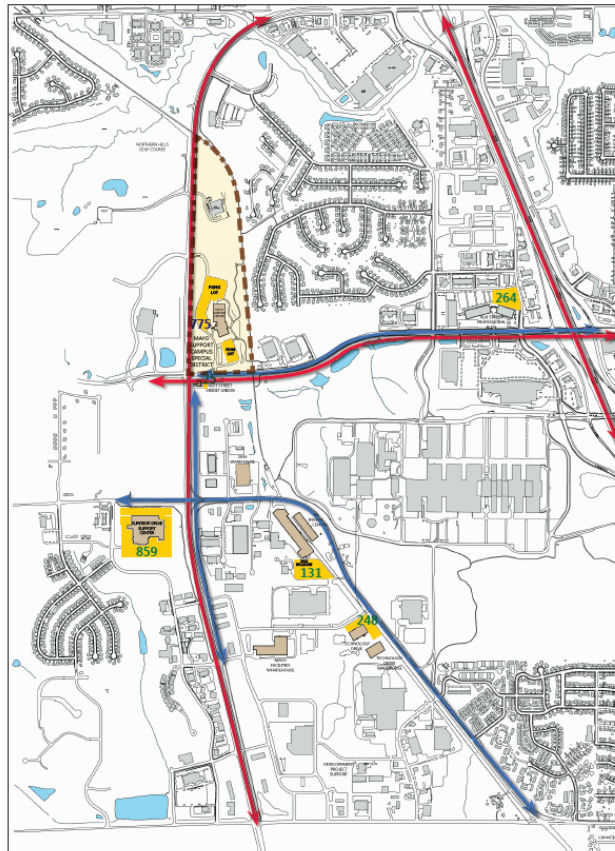


Employee Parking, Shuttles & Circulation ☆



Employee Parking, Shuttles & Circulation

EMPLOYEE PARKING & CIRCULATION



NORTHWEST CAMPUS
PARKING STALLS

OUT OF DISTRICTS - LEASED
PARKING STALLS

OUT OF DISTRICTS - OWNED
PARKING STALLS

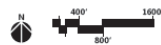
SURFACE

RAMP

CAR CIRCULATION

BUS CIRCULATION

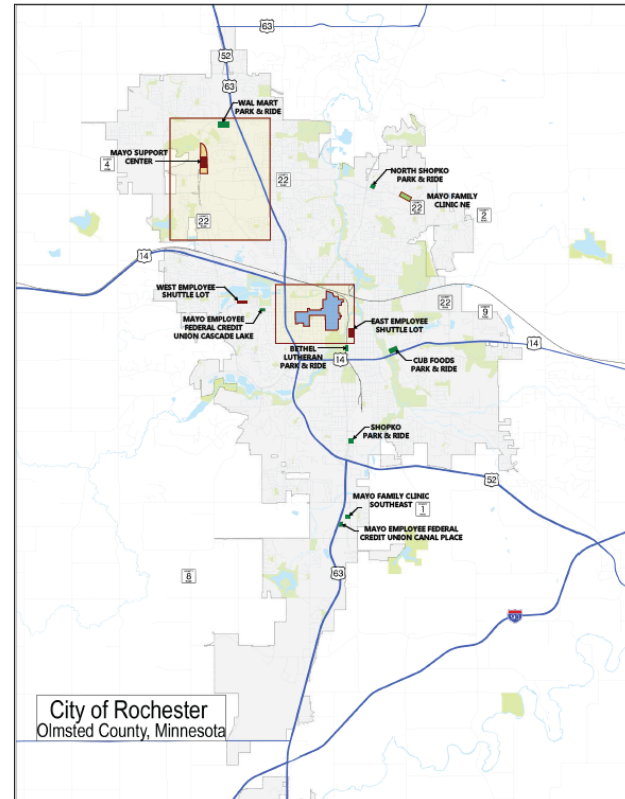
MARCH 2016



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5.14

MAYO EMPLOYEE PARKING



MAYO DISTRICTS

PARK & RIDE

SHUTTLE LOT

City of Rochester
Olmsted County, Minnesota

PUBLISH DATE



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5.15

Employee Parking Totals

PART 5.0 | CAMPUS PARKING and VEHICULAR CIRCULATION

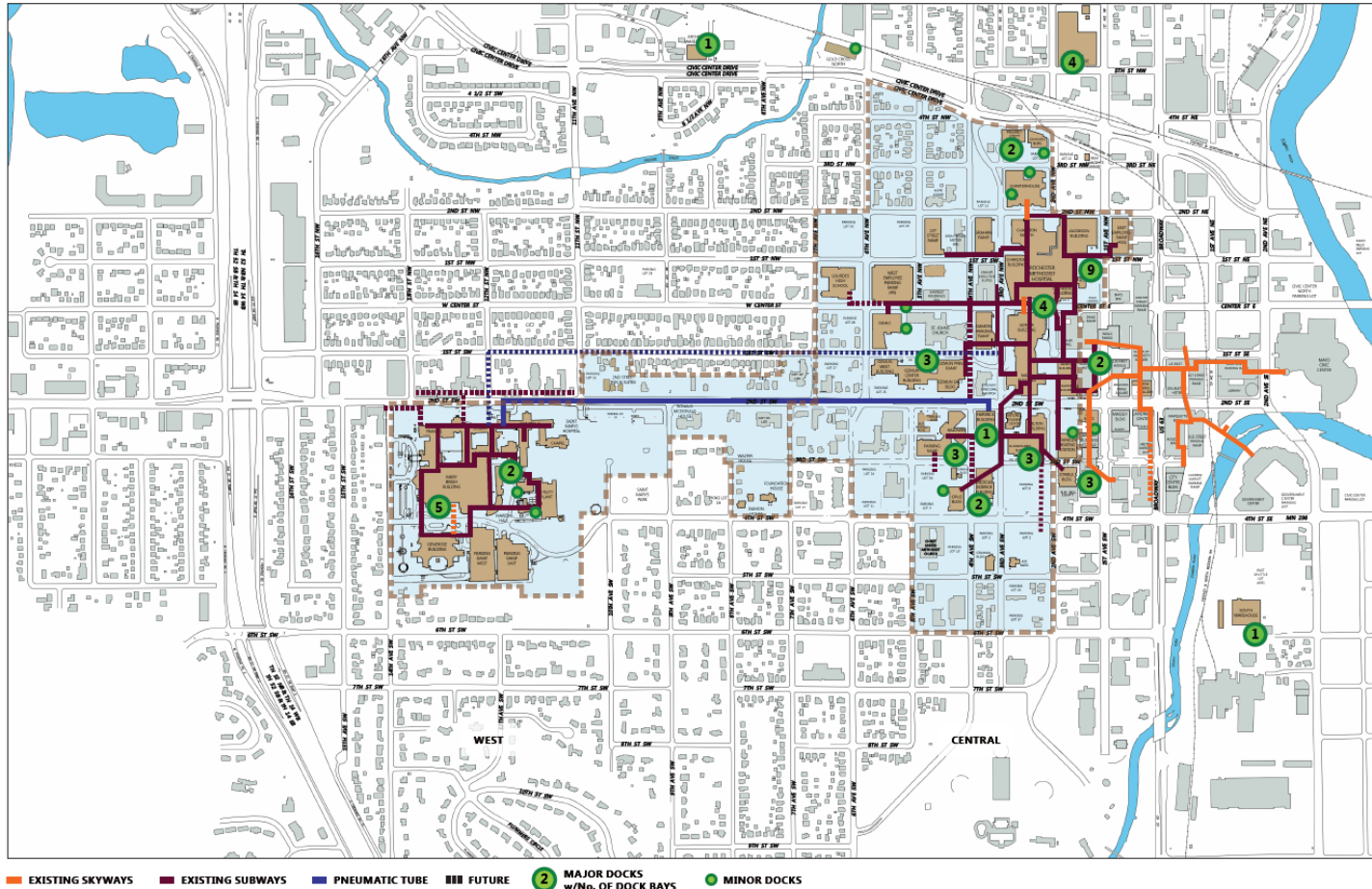
SUMMARY OF TOTALS

PARKING RAMP	Parking Stalls	
	2011	2016
Central Sub-District Employee Parking Total	6,723	7,150
West Sub-District Employee Parking Total	2,246	2,411
Mayo Special District Employee Parking Total	700	775
Outside District Employee Parking Total	3,864	4,061
MAYO ROCHESTER – EMPLOYEE PARKING TOTAL	13,533	14,397

6.0 Materials Handling & Distribution, Subways & Service Docks

Materials Handling & Distribution

MATERIALS DISTRIBUTION



PUBLISH DATE

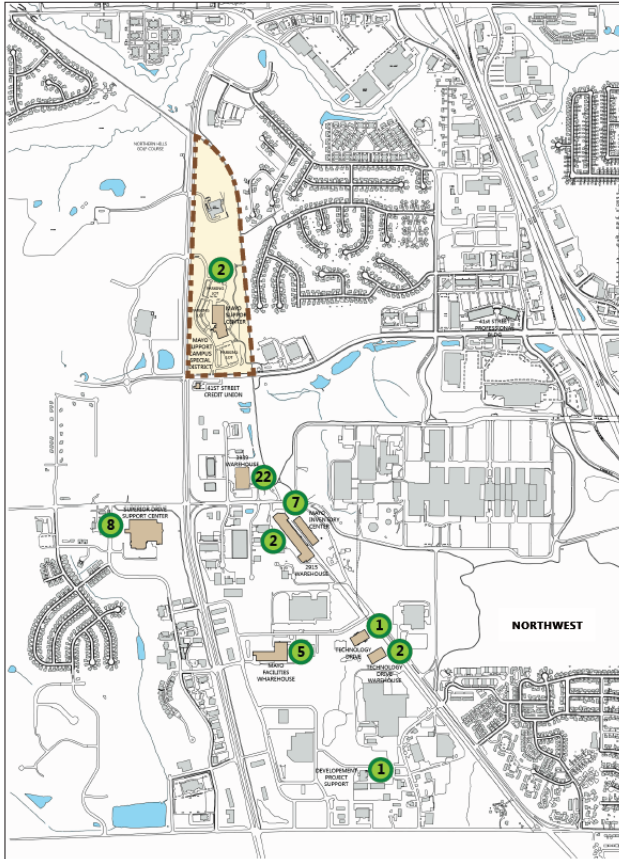
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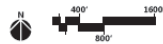
Materials Handling & Distribution

MATERIALS DISTRIBUTION



2 MAJOR DOCKS
w/No. OF DOCK BAYS

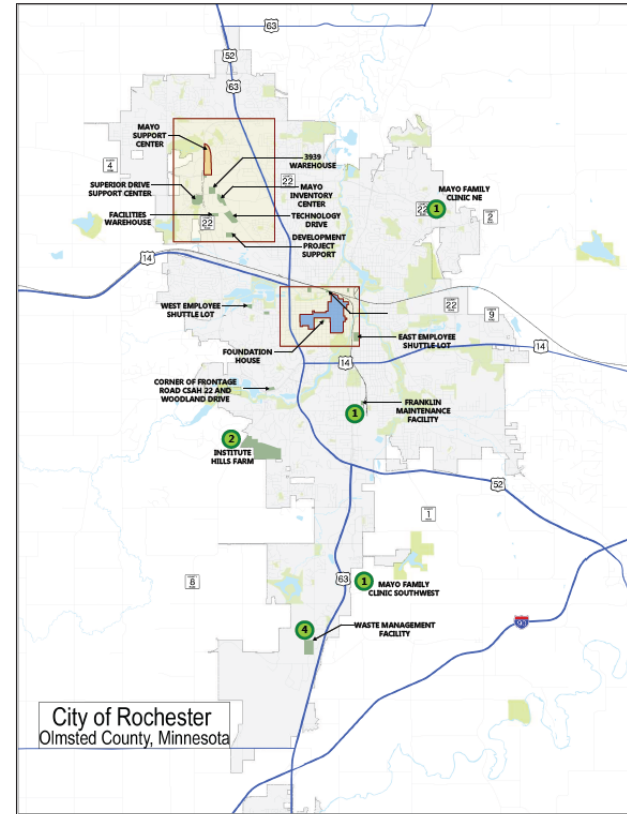
PUBLISH DATE



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6.3

MATERIALS DISTRIBUTION



2 MAJOR DOCKS
w/No. OF DOCK BAYS

PUBLISH DATE



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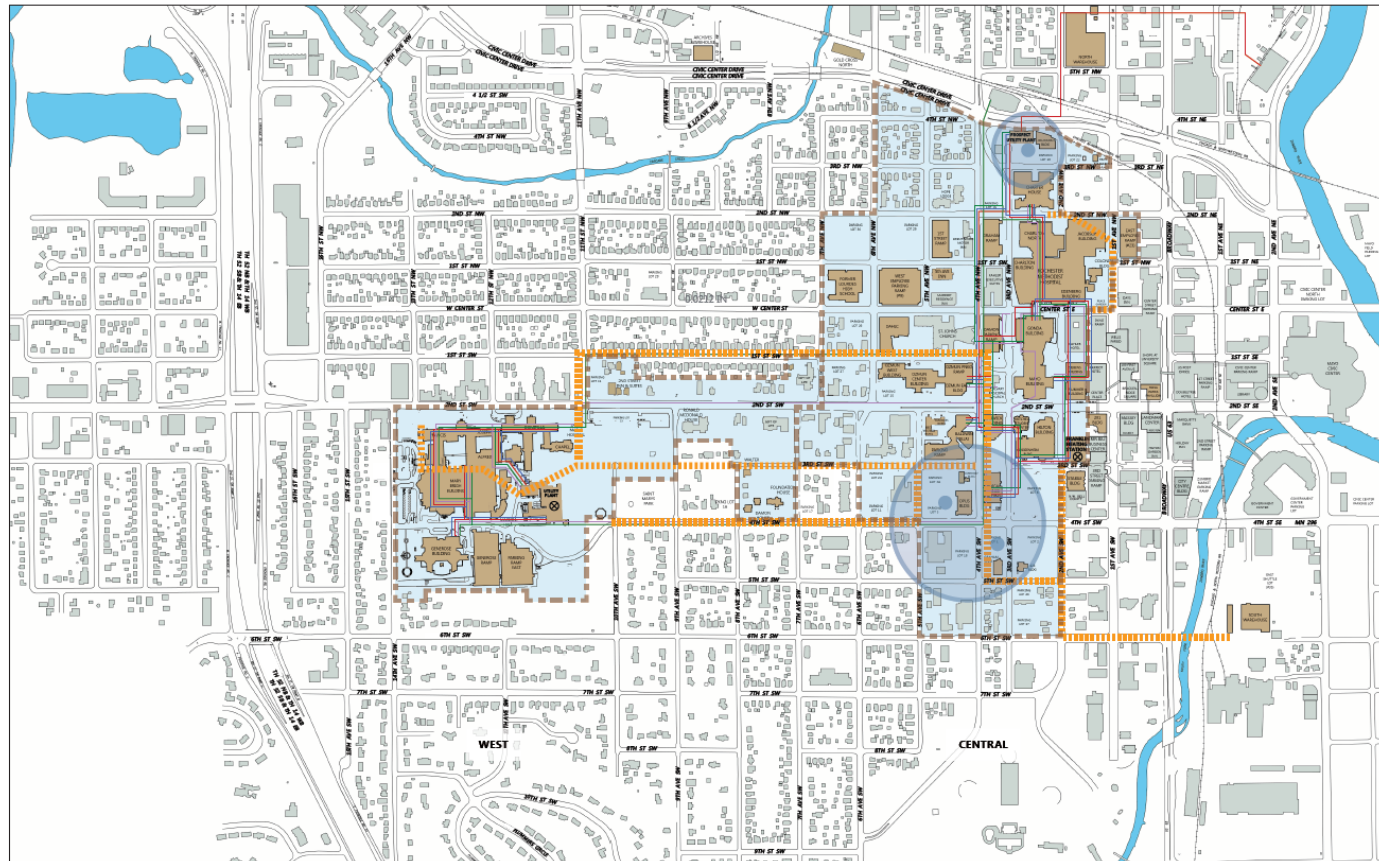
6.4

7.0 Utility Infrastructure

Utilities Infrastructure



UTILITIES INFRASTRUCTURE



— COMMUNICATION LINE
 — ELECTRICAL LINE
 — STEAM LINE
 — CHILLED WATER
 - - - FUTURE UTILITY
 ● POTENTIAL SITES FOR FUTURE UTILITY PLANT

NOVEMBER 2, 2016



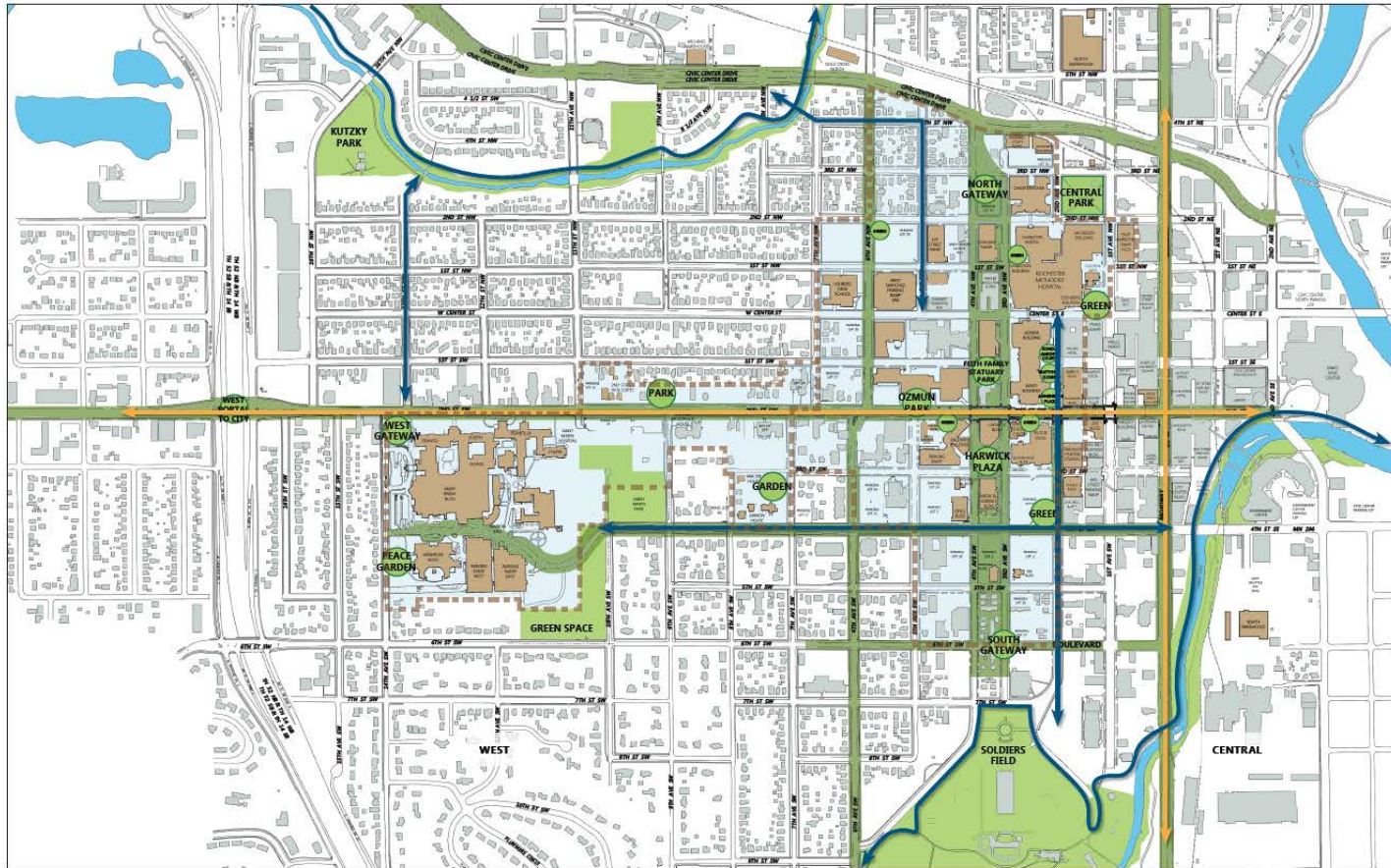
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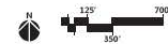
8.0 Urban Green Space

Urban Green Space

URBAN GREEN SPACE



■ PARKS AND GREEN SPACE
 ■ MAJOR PARKWAYS
 ■ PEDESTRIAN ZONE
 ■ PROPOSED BIKE ROUTE
 ■ TRANSIT CORRIDOR



PUBLISH DATE

B|W|B|R

8.3

9.0 Potential Projects

Potential Projects – Downtown Districts

PART 9.0 | POTENTIAL PROJECTS: Central Sub-District and West Sub-District Mayo Support Campus Special District Outside the Medical Institutional and Special Districts

POTENTIAL PROJECTS

The following pages contain a listing of potential Mayo projects, which may occur within the Central and West Sub-Districts and the Mayo Support Campus Special District during the next five years.

The list of potential projects is divided by probable function, either Medical, Parking or Support, and are assigned a number designation on the attached graphic illustration, which corresponds to an approximate location within the Central Sub-District (Downtown Campus), West Sub-District (Saint Marys Campus), and Mayo Support Campus Special District.

With the changes that are occurring within the health care sector, there is no certainty that all of these potential projects will occur.

PART 9.0 | POTENTIAL PROJECTS: Central Sub-District and West Sub-District Mayo Support Campus Special District Outside the Medical Institutional and Special Districts

POTENTIAL PROJECTS

WEST MEDICAL SUB-DISTRICT – Construction Projects

Medical

- W-101 Inpatient expansion 2nd St. SW and 11th Avenue SW
- W-102 Continued phased renovation of all Saint Marys Campus buildings.
- W-103 East expansion of Mary Brigh Building for diagnostic, treatment and inpatient functions.
- W-104 Horizontal and vertical expansion of the Generose Building.
- W-105 Bed tower expansion of East Mary Brigh Building.
- W-106 Partial or full enclosure of Edith Graham Courtyard for patient and family functions. Upgrade landscape treatment of Francis Courtyard.
- W-107 Vertical expansion above the Mary Brigh Underground Visitor/Staff Parking Ramp, South of the entry plaza.
- W-108 Continued campus planning, renovation and regeneration for medical uses.

Parking

- W-201 Administrative support and parking facility on 11th Avenue SW and 2nd Street SW.
- W-202 Parking Ramp expansion East of the Generose Employee Ramp.

Support

- W-301* Administration building with parking ramp (W-201), or north across 2nd Street SW.
- W-302* Herman House - Psychiatric Transitional Care Facility, west of 14th Avenue.
- W-303 Extension of circulation spine from East Mary Brigh to the Chapel.
- W-304 Pedestrian skyway from Mary Brigh Building to Generose Building.
- W-305* Skyway/subway connections north across Second Street and/or west across 14th Avenue SW.
- W-306 Expansion of Saint Marys Power Plant & utility distribution.
- W-307 Campus Entrance at 11th Avenue and 2nd Street SW.
- W-308 Consolidation of Docks.
- W-309 Renovation of Saint Marys Convent.
- W-310 Skyway from Old Marian Hall to Alfred Building.
- W-311 Saint Marys Campus utilities expansion.

PART 9.0 | POTENTIAL PROJECTS: Central Sub-District and West Sub-District Mayo Support Campus Special District Outside the Medical Institutional and Special Districts

POTENTIAL PROJECTS

CENTRAL MEDICAL SUB-DISTRICT – Construction Projects

Medical

- C-101 Possible hospital facility expansion east of the Eisenberg Building.
- C-102 Continued expansions/renovations in Charlton, Eisenberg, Colonial & Jacobson Buildings.
- C-103 Vertical / horizontal expansion of the Jacobson Building.
- C-104 Renovation/replacement of Charlton North Building.
- C-105 Continued renovations and complete fit-up of Gonda Building.
- C-106 Phase Three vertical expansion of Gonda Building.
- C-107 Renovations in Mayo Building.
- C-108 West horizontal expansion of Baldwin Building.
- C-109 Vertical expansion of Harwick Building.
- C-110 Major expansion of clinical laboratory, research and education space on Blocks 7 & 12, south of Hilton/Guggenheim. Initial phases as well as future expansion.
- C-111 Vertical / horizontal expansion of Opus Building.
- C-112 Heavy Charged Particle therapy facility – North of Charlton and Eisenberg, with potential of a new bed tower and entrance lobby on the West.
- C-113 Renovation of the Dan Abraham Healthy Living Center.
- C-114 Potential Radiology (cyclotron) and/or hyperbaric facility on Block 54, North of Graham Ramp.
- C-115 7T Clinical & Research MRI installation in Charlton North Building.

Parking

- C-201 Expand Parking on Block 5, North of West Employee Ramp
- C-202 New multi-use building and/or expansion of parking on Block 11, North of former Lourdes High School.
- C-203 Provision for a mixed-use project for patient/staff parking ramp, possibly including education administrative & utility support – South of Baldwin Building on Block 2.
- C-204 Expanded parking ramp/loading dock facility on Block 41 (Parking Lot #10) located east of Employee West Ramp or North of St. John's Church.
- C-205 Expand parking on Blocks 7.
- C-206 Expand parking on Block 12.
- C-207 Staff/employee parking ramp on Block 6 south of Medical Sciences Building (Parking Lot #1) including subway extension.

Support

- C-301 Addition to Prospect Utility Plant.
- C-302 New Support Building adjacent to Franklin Station.
- C-303 Subway connection from Baldwin Building to Ozmun East Building.
- C-304 Ongoing remodels to Mayo, Gonda, Baldwin, & Plummer Buildings.
- C-305 Subway connection from Dan Abraham Healthy Living Center to Ozmun Building.
- C-306 Infrastructure / support for Blocks 7 & 12 (subway, parking & utilities).
- C-307 Development of former Lourdes High School site for support activities (blocks 11 & 9).
- C-308* Chilled water storage facility – near distribution location - East Employee Lot, Graham Parking Ramp or South of Baldwin Building (blocks 2 & 14).
- C-309 Downtown Campus utilities expansion/replacement.
- C-310 Potential building, chiller & utilities on Block 12.

*Outside of existing Medical Campus Subdistrict Boundaries

PUBLISH DATE

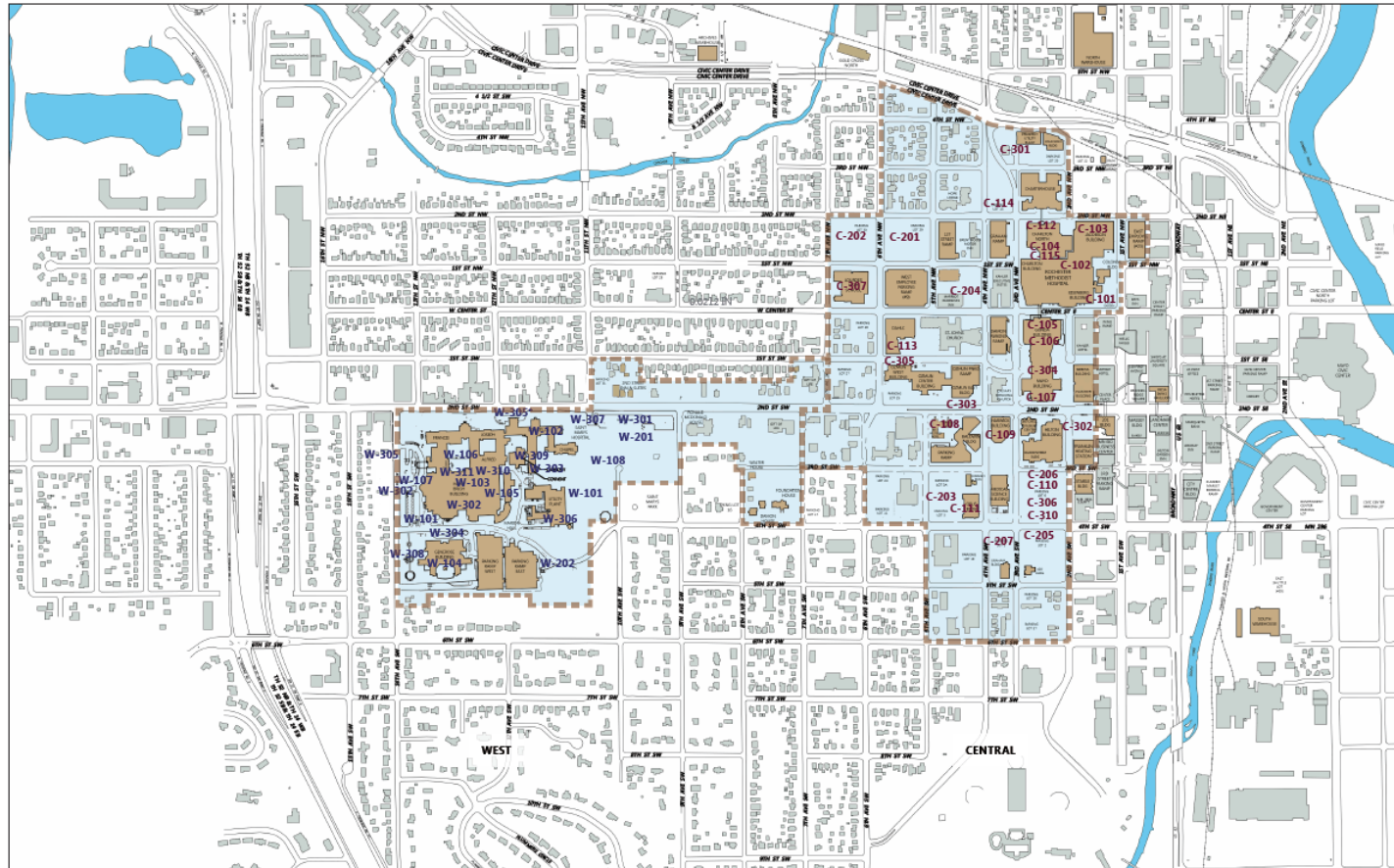


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9.2

Potential Projects – Downtown Districts ★

POTENTIAL PROJECTS



5 SAINT MARY'S CAMPUS
POTENTIAL PROJECTS

5 CENTRAL CAMPUS
POTENTIAL PROJECTS



PUBLISH DATE

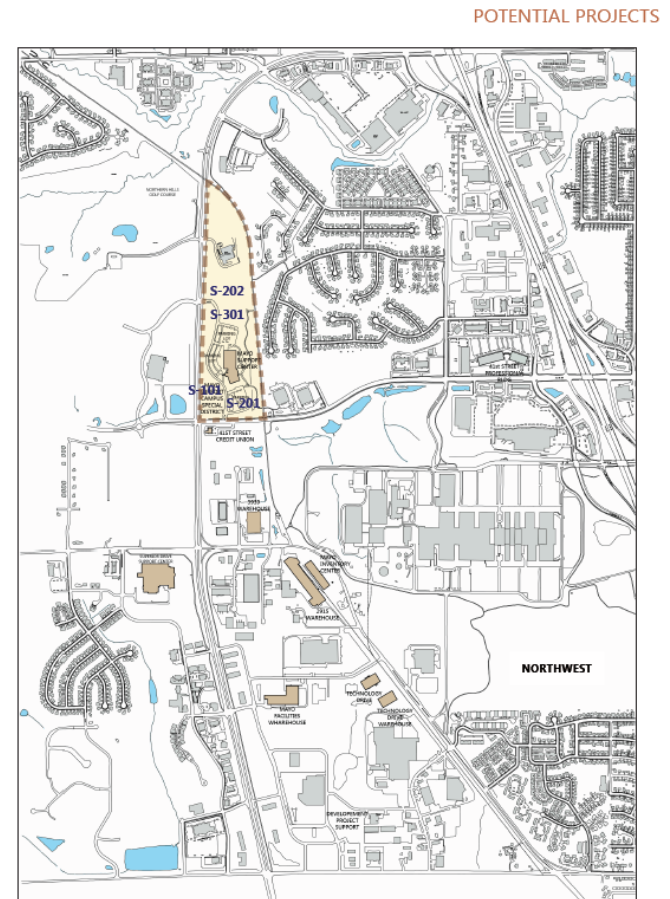
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9.4

Potential Projects – MSC Special District

POTENTIAL PROJECTS MAYO SUPPORT CENTER SUB-DISTRICT – Construction Projects

- Medical**
- S-101 Northwest Primary Care Clinic.
- Parking**
- S-201 Parking ramp at South.
 - S-202 Parking ramp at North.
- Support**
- S-301 Administration office and support buildings.
 - S-302 Underground utilities loop.



5 NORTHWEST CAMPUS
POTENTIAL PROJECTS

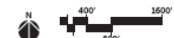
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9.6

Potential Projects – Outside Districts

POTENTIAL PROJECTS

OUTSIDE MEDICAL SUB-DISTRICTS – Other Potential Planning / Projects

1. Continued study of personal transport system between Downtown, Saint Marys Campus, and beyond.
2. Support for construction of a Downtown Transportation Center.
3. Support for medical-hospital housing, medically related retail, and service functions along Second Street SW properties.
4. Expansion of Archive Warehouse to the North.
5. Expansion of Facilities Warehouse.
6. Construction of an Employee Parking Ramp and Support Building at South Warehouse site.
7. Construction of off-campus utility plant.
8. Expansion of Waste Management Facility.
9. Institute Hills Farm research support facilities renovation & expansion.
10. Development of South or Southwest property for Primary Care.
11. Expansion / renovation of Northwest warehouse facilities for clinical, administration and/or research activities.
12. New laundry/support facility.
13. Provision of freezer storage warehouse (2915 Warehouse).
14. Expansion of Technology Drive Warehouse or creation of additional office space in NW.
15. Replacement of materials transport, utility and pneumatic tube connections between Central and West Sub-districts (to be coordinated with reconstruction of 1st Avenue SW).
16. Expansion of Mayo Family Clinic Northeast.
17. Expansion of Superior Drive Support Center.
18. Lab Expansion (SDSC Phase II Building) (2019 and beyond).
19. Lab Expansion (SDSC Phase II Parking Ramp) (2019 and beyond).
20. Building & Land Purchase and renovation of 41st Street Building.
21. Cell therapy lab/GMP facility (potential locations- DMC district, NW Warehouse, 41st Street Building).

PUBLISH DATE



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9.7



Questions?

DMCC
Board Meeting
April 27, 2017

Tim Siegfried
Gail Eadie