



ROCHESTER, MINNESOTA

## FIVE-YEAR PLAN UPDATE

MEDICAL INSTITUTIONAL  
CAMPUS  
SPECIAL DISTRICT

MAYO SUPPORT CAMPUS  
SPECIAL DISTRICT

DECEMBER 15, 2021

B|W|B|R

\* REVISED FEBRUARY 25, 2022

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## INTRODUCTION

This document is being submitted by Mayo Clinic in fulfillment of:

- The provision in Chapter 64D of the Rochester, Minnesota, Code of Ordinances requiring Five-Year Plan Updates for the Medical Institutional Campus Special District
- Chapter 64N requiring Five-Year Plan Updates for the Mayo Support Campus Special District.

These updated narratives and graphics demonstrate the continued support by Mayo Clinic for the concept of the Special District land use and zoning controls. Mayo Clinic facilities and operations are organized around the concept of integrated multi-campus wide operations and functional inter-relationships.

As an integral part of the downtown fabric, Mayo is engaged in planning efforts on many levels, including land use, livability, economic development, higher education, sustainability, and historic preservation. It is not the intention of this document to duplicate, contradict, or supersede any previous or ongoing initiatives. Wherever possible, every effort has been made to keep the Five-Year Plan Update 'in step' with the shared vision of Mayo's neighbors and the City of Rochester.

Planning initiatives considered in the preparation of the 2021 Five-Year Plan Update include:

- Destination Medical Center Development Plan – 2020 Update
- Rochester Comprehensive Plan 2040 – April 2018
- Envision UMR (University of Minnesota Rochester) – A Campus Master Plan for the Next Chapter of Growth – September 2014
- Rochester Rapid Transit Project
- Destination Medical Center District Design Guidelines – June 2017

\*The data reported in the following chapters represents a snapshot in time. We acknowledge that these statistics are subject to change, in some cases, on a weekly basis. The cutoff dates for each data set vary slightly and are recorded at the beginning of each chapter.

December 15, 2021



**PART 1.0 | MEDICAL INSTITUTIONAL CAMPUS SPECIAL DISTRICT**  
**SUB-DISTRICT DEFINITIONS AND BOUNDARIES**  
**MAYO SUPPORT CAMPUS SPECIAL DISTRICT**

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1.0



## PART 1.0 | MEDICAL INSTITUTIONAL CAMPUS SPECIAL DISTRICT

### SUB-DISTRICT DEFINITIONS AND BOUNDARIES

### MAYO SUPPORT CAMPUS SPECIAL DISTRICT

This Five-Year Plan Update addresses three distinct zones for accommodating Mayo Clinic Rochester functions:

1. *Primary Medical Institutional*
2. *Transition*
3. *Non-Contiguous Support*

The **Medical Institutional Campus Special District** was created in 1991 to assist and encourage the development of medical institutional land uses in a campus setting at the Mayo Clinic Downtown and St. Marys Hospital Campuses. Primary Medical Institutional and Transition areas are defined and mapped as part of the Special District, while Non-Contiguous Support properties are not defined or mapped as part of the Special District, but are included here for purposes of illustration in support of the concept of integrated campus-wide operations. Functions in the Mayo Support Campus Special District are defined separately.

#### District Descriptions

The functional areas related to the Special District are defined as follows:

*Primary Medical Institutional* - The two areas, which correspond to the Mayo Clinic and Mayo Clinic Hospital Methodist Campus ("Central Sub-District") and Mayo Clinic Hospital Saint Marys Campus ("West Sub-District") campuses, create a Medical Institutional Campus Special District with two sub-districts, each with their own zoning constraints.

These two areas include the core of Mayo Clinic institutional uses, in-patient and out-patient medical care, as well as education and research functions and related medical support functions.

*Transition* - Transition areas are located at the periphery of both the Central and West Primary Medical Institutional Sub-Districts. These are intended to provide a buffer, or physical transition, between large-scale and/or active uses, and adjacent neighborhood residential uses.

Some Primary Medical Institutional uses may occur in transition areas, which will have more zoning restrictions, although the emphasis in such areas will be medical-related extended-care, housing, and support functions.

*Non-Contiguous Support* - To minimize congestion and other potential impacts, Mayo Clinic has decentralized many support facilities to dispersed sites outside the Primary Medical Institutional areas where possible. Buildings on these non-contiguous parcels are subject to underlying existing zoning code provisions.

Uses on non-contiguous parcels may include parking, receiving, and warehousing, waste management and other support functions, such as administration and research support that can functionally be located on dispersed sites. Primary care facilities are now located outside the primary and transition zones to relieve congestion and provide convenience for patients in the Rochester community.



## PART 1.0 | MEDICAL INSTITUTIONAL CAMPUS SPECIAL DISTRICT

### SUB-DISTRICT DEFINITIONS AND BOUNDARIES

#### MAYO SUPPORT CAMPUS SPECIAL DISTRICT

The **Mayo Support Campus Special District** was created in 2003 to allow contiguous growth of certain decentralized administrative and support functions, thereby relieving congestion in the Primary Medical Institutional District. The Support Campus Special District boundaries are shown on page 1.7.

The functional area related to the Special District includes:

*Administrative and Support Functions* - Administrative and support functions not needing direct adjacency to primary medical areas may be relocated to this campus. This strategy is intended to relieve the Primary Medical District.

See page 1.3 for the relative location of all special districts.

#### **Proposed Modifications and Additions to the Medical Institutional Campus Special District**

While the City of Rochester has grown significantly in population (57,890 in 1985 to 121,395 per the 2020 Census) and area through the past thirty five years, Mayo Clinic in Rochester has seen an even greater rate of growth. The Medical Institutional Campus Special District proposed in 1985, and established in 1991, has effectively allowed both the City and Mayo Clinic to plan infrastructure and facility investments to enable and accommodate this growth. Mayo Clinic expects this growth to continue, so that its cutting-edge global mission in patient care, education, and research continues to be realized. In anticipation of projected growth over the next 25 years, district boundaries were modified in the 2011 Five-Year Update and adopted into the City ordinances in 2012. No changes to the district boundaries are proposed as part of the 2021 Update.

##### Central Sub-district

The Central Sub-district was expanded westward in the 2011 Five-Year Update to include properties on both sides of 2<sup>nd</sup> Street SW, the former Lourdes High School building on West Center Street, and the blocks between 5<sup>th</sup> and 6<sup>th</sup> Avenues NW extending north to Civic Center Drive. The current Central Sub-district boundaries are shown on page 1.4. The boundaries, as currently defined, are consistent with growth projections for the next Five-year period, including the first phase of the DMC Discovery Square project. No further expansion of the Central Sub-district is proposed at this time. The proposed Primary Medical Institutional Central Sub-district is illustrated on page 1.5.

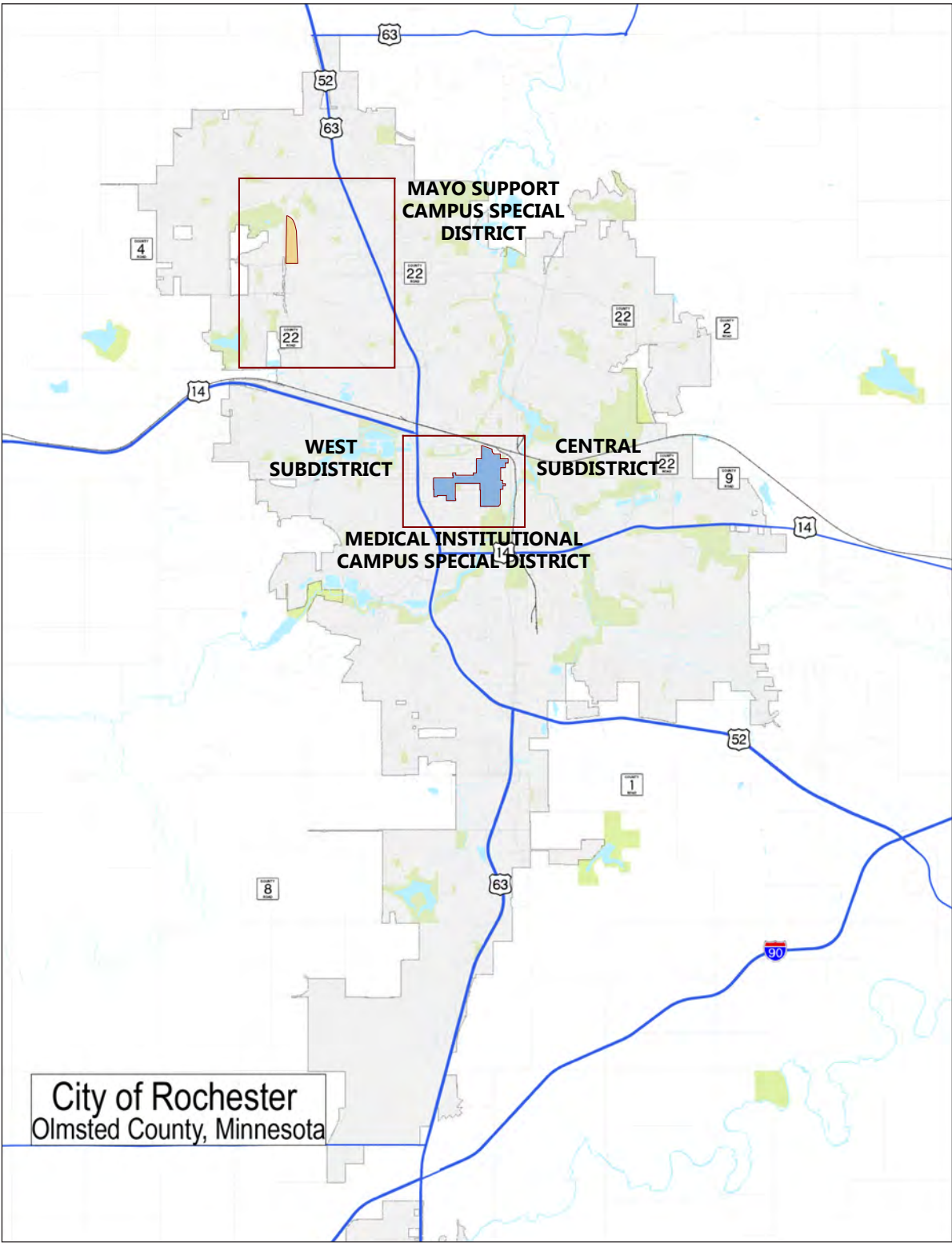
##### West Sub-district

The West Sub-district was expanded eastward in the 2011 Five-Year Update to include properties on both sides of 2<sup>nd</sup> Street SW including the Ronald McDonald House and The Gift of Life Transplant House and blocks south across 3<sup>rd</sup> Street to include the Mayo Foundation House. No further expansion of the West Sub-district is proposed at this time. The Primary Medical West Sub-district is illustrated on page 1.5.

Page 1.6 shows the relationship between these sub-districts and current zoning and property ownership.

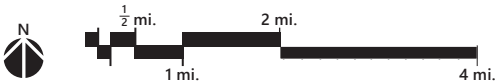
December 15, 2021





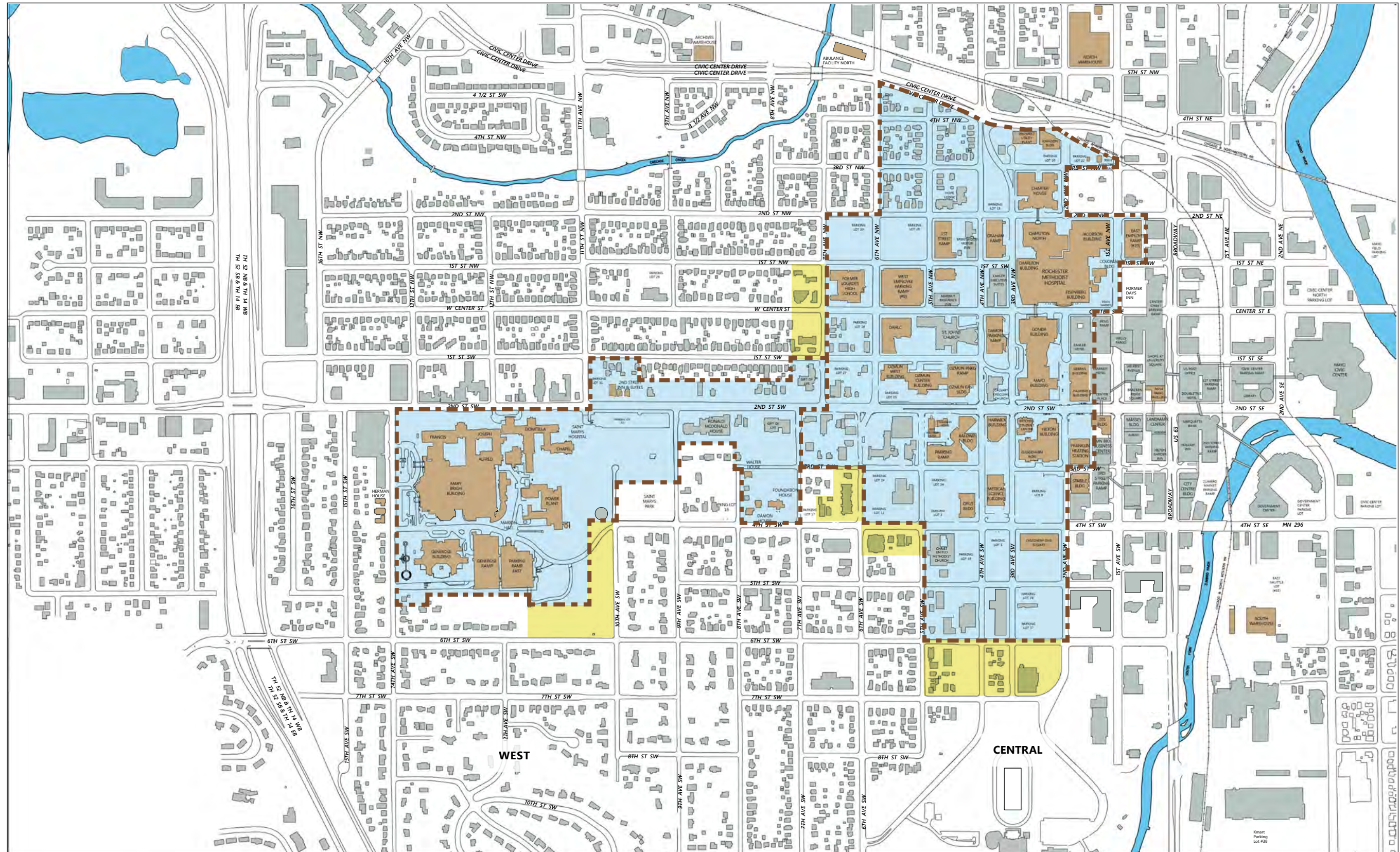
- PRIMARY MEDICAL INSTITUTIONAL
- MAYO SUPPORT CAMPUS SPECIAL DISTRICT
- LARGE SCALE CAMPUS VIEWPORTS

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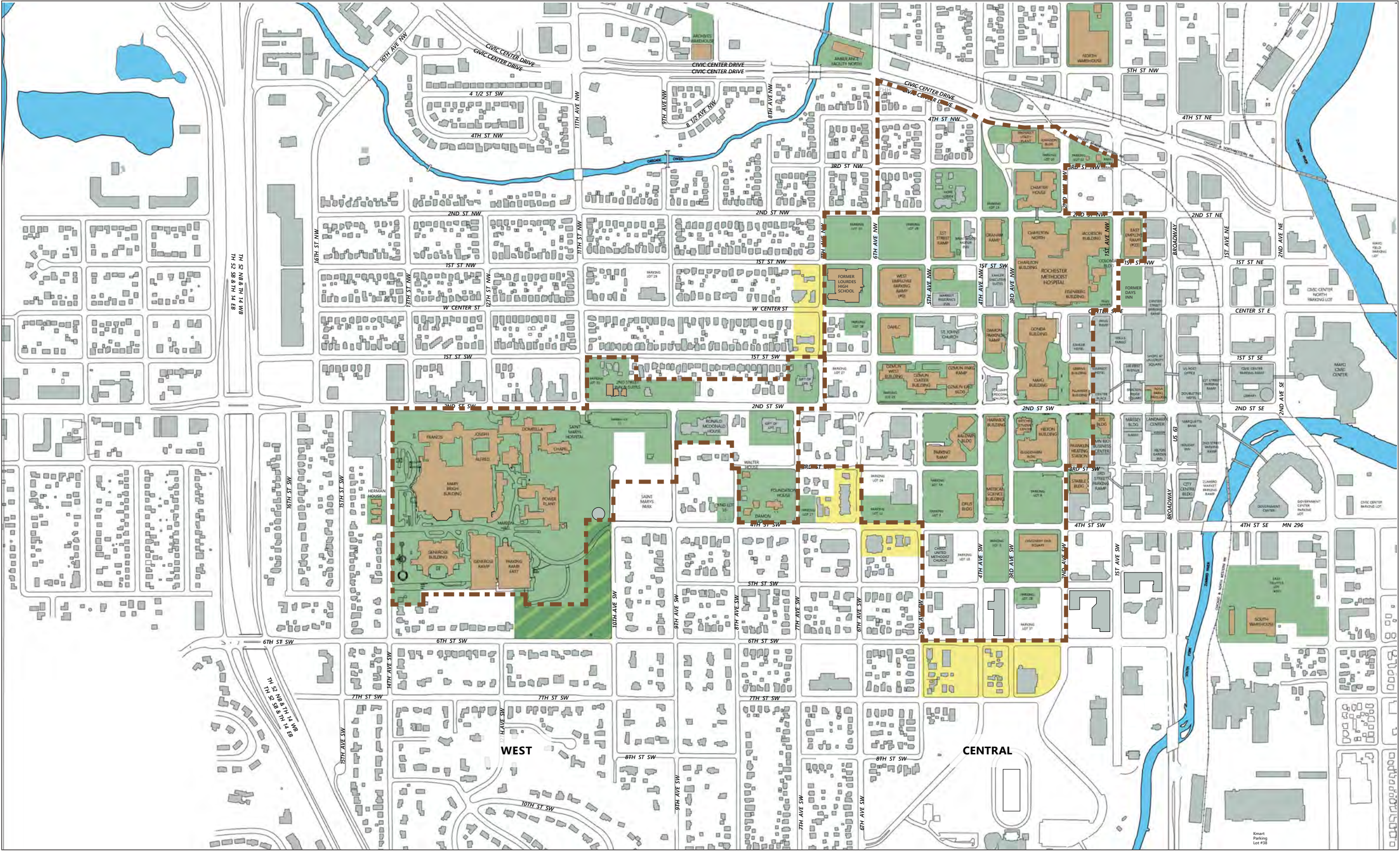


**TRANSITION ZONES**

 PRIMARY MEDICAL INSTITUTIONAL SUBDISTRICTS

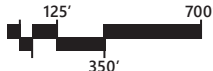


PROPOSED SUBDISTRICT BOUNDARIES  
CENTRAL AND WEST SUBDISTRICT MODIFICATION



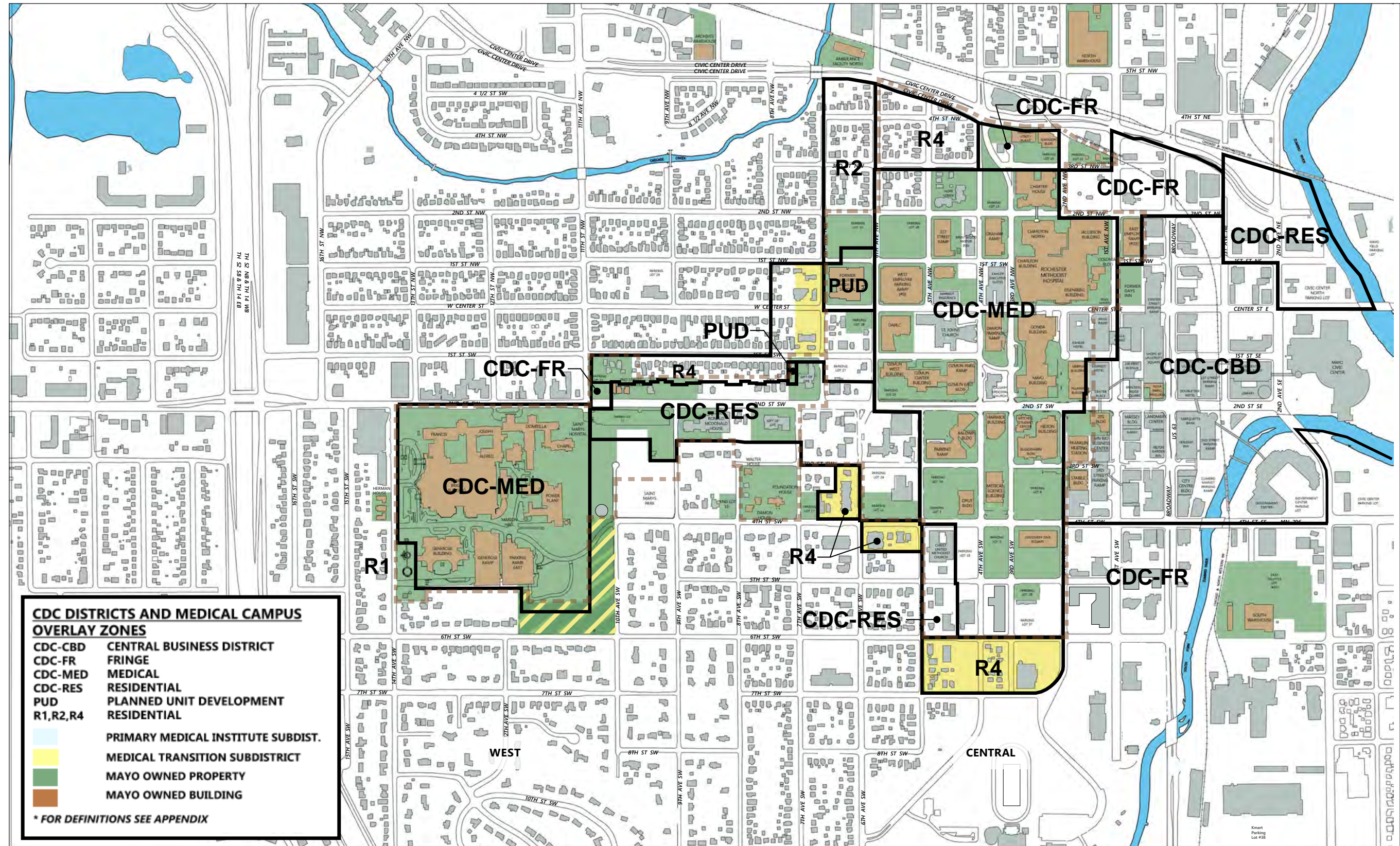
- TRANSITION ZONES
- PRIMARY MEDICAL INSTITUTIONAL SUBDISTRICTS
- MODIFIED
- MAYO PROPERTY
- TRANSITION ZONE WITH MAYO PROPERTY
- MODIFIED TRANSITION ZONE / MAYO PROPERTY

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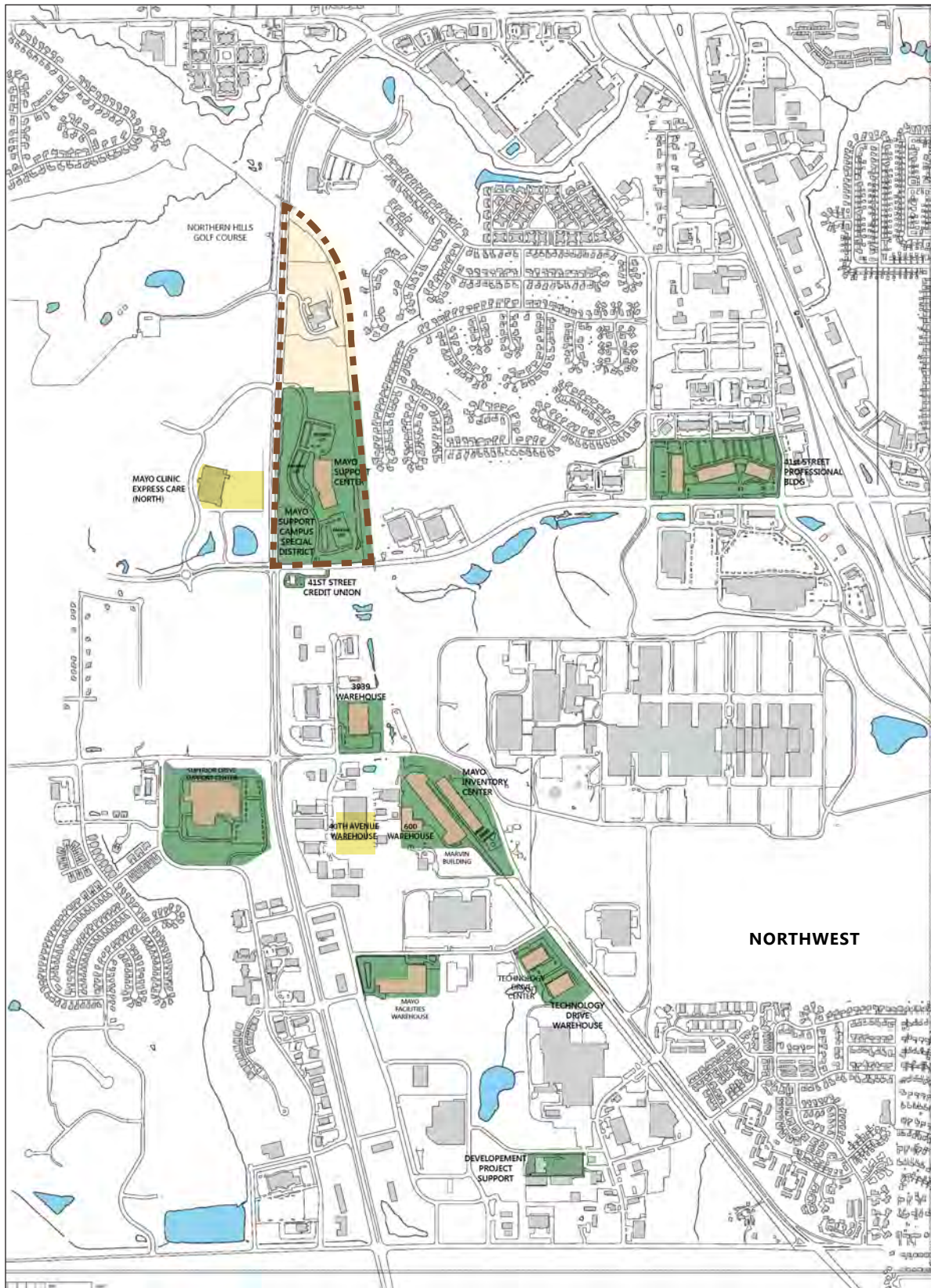


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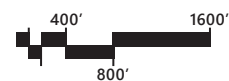






- LEASED CAMPUS OUTSIDE OF DISTRICT
- MAYO PROPERTY IN SPECIAL DISTRICT
- MAYO PROPERTY
- SUPPORT CAMPUS SPECIAL DISTRICT

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## PART 2.0 | MAYO PROPERTY OWNERSHIP AND PROPERTY ACREAGE

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2.0

## PART 2.0 | MAYO PROPERTY OWNERSHIP AND PROPERTY ACREAGE

The tables and graphics on the following pages illustrate current property ownership by Mayo Clinic within and adjacent to the Primary Medical Institutional Sub-Districts, within the Mayo Support Campus Special District as well as properties outside the Districts. All data is current as of January 1, 2021, unless otherwise noted, and is summarized on this page.

### SPECIAL DISTRICT AREA

#### Primary Medical Institutional Districts

	<u>1/1/2021</u>
Central Sub-District	55.81 acres
West Sub-District	<u>57.30 acres</u>
	<b>113.11 Acres</b>

#### Mayo Support Campus Special District

	<u>1/1/2021</u>
Mayo Support Center	<u>43.20 acres</u>
	<b>43.20 Acres</b>

### Non-Contiguous Support Area

Mayo Clinic-owned property outside of the Sub-Districts but within Rochester city limits.

	<u>1/1/2021</u>
Out of District	<u>372.54 acres</u>
	<b>372.54 Acres</b>

The boundaries as shown are approximate and are intended for illustrative purposes only. They are intended to delineate the amount of Mayo-owned property within the scope of this mapping project.

### SUMMARY OF TOTALS

LOT	Total Area (Acres)
	<b>2021</b>
Central Sub-District Area Total	55.03
West Sub-District Area Total	57.30
Mayo Special Sub-District Area Total	43.20
Outside District Area Total	372.54
<b>MAYO ROCHESTER ACREAGE TOTAL</b>	<b>528.07</b>



## PART 2.0 | MAYO PROPERTY OWNERSHIP AND PROPERTY ACREAGE

### Property Area Summary (as of 01/01/2021)

#### CENTRAL SUB-DISTRICT (Downtown Campus)

LOT	Total Area (Acres)
	2021
Baldwin Building/Parking Ramp/Traveler's Hotel	2.63
Charlton/Eisenberg/Charlton North/Colonial	6.23
Charter House	1.76
Dan Abraham Healthy Living Center	1.36
Damon Patient-Visitor Parking Ramp/Statuary Park	1.36
Employee East Parking Ramp	0.79
Employee West Parking Ramp	1.79
Franklin Station/Parking Lot 19	0.79
Graham Parking Ramp	0.86
Graham Building and Parking Lot 1	1.06
Guggenheim/Hilton/Mitchell Student Center Buildings	2.21
Gonda/Mayo Buildings/Annenberg Plaza	4.09
Harwick/Medical Science Buildings/Parking Lot 5 (including vacated street)	2.37
Hope Lodge	1.69
Jacobson Building	2.26
Johnson Building/Prospect Utility Plant/Parking Lot 20	1.64
Former Lourdes Building	1.81
Opus Building/Parking Lots 3 and 3A	2.66
Ozmun Parking Ramp/Ozmun East/Center/West Buildings	4.11
Plummer/Siebens Buildings (including vacated street)	1.03
109 Building/Parking Lot 22	0.54
Parking Lot 6	2.27
Parking Lot 2 / 428 Building	2.13
Parking Lot 10	0.52
Parking Lot 11	1.13
Parking Lot 15 and North Outlot	1.01
Parking Lot 28	0.30





## PART 2.0 | MAYO PROPERTY OWNERSHIP AND PROPERTY ACREAGE

### Property Area Summary (as of 01/01/2021)

#### CENTRAL SUB-DISTRICT (Downtown Campus)

LOT	Total Area (Acres)
	2021
Parking Lot 26	0.49
Parking Lot 29	1.81
Parking Lot 30	1.69
5 <sup>th</sup> Avenue Inn and Parking Lot	0.64
<b>CENTRAL SUBTOTAL</b>	<b>55.03</b>

#### WEST SUB-DISTRICT

LOT	Total Area (Acres)
	2021
Gift of Life Transplant House (North)	1.09
Gift of Life Transplant House (South)	1.35
2 <sup>nd</sup> Street Inn and Suites / Parking Lot 31	1.95
Ronald McDonald House	0.57
Mayo Hospital Saint Marys Campus	49.63
Foundation House / Walters Houses / Damon House	2.71
<b>WEST SUBTOTAL</b>	<b>57.30</b>

#### MAYO SUPPORT CAMPUS SPECIAL DISTRICT (Northwest Campus)

LOT	Total Area (Acres)
	2021
Mayo Support Center	43.20
<b>MSC SUBTOTAL</b>	<b>43.20</b>

**MAYO SPECIAL DISTRICT ACREAGE TOTAL**

**155.53**



## PART 2.0 | MAYO PROPERTY OWNERSHIP AND PROPERTY ACREAGE

### Property Area Summary (as of 01/01/2021)

#### OUTSIDE DISTRICT (Mayo-Owned)

LOT	Total Area (Acres) 2021
Archive Warehouse	1.12
Days Inn (Formerly)	0.78
Development Project Support Facility	3.24
East Shuttle Lot 35/South Warehouse	9.82
Facilities Warehouse	7.86
Forty First Street Buildings	19.63
Gold Cross North	0.85
Incinerator/Gold Cross South	28.10
Institute Hills Farm	187.16
Herman House	0.96
Mayo Employees Federal Credit Union – Cascade Lake / 2215 2 <sup>nd</sup> St SW	3.41
Mayo Employees Federal Credit Union – 41 <sup>st</sup> Street	1.48
Mayo Family Clinic NE	9.73
Mayowood	11.16
Mayo Inventory Center	8.53
North Warehouse	2.85
Parking Lot 16 (Foundation House West)	0.19
Parking Lot 17 (Foundation House East)	0.36
Parking Lot 32	0.99
Parking Lot 33	3.03
Franklin Warehouse	0.83
Rosa Parks Pavilion	0.26
Stabile Building	0.46
Superior Drive Support Center	26.17
201 Building	0.45
Technology Drive Center	4.26
Technology Drive Warehouse	3.27
West Employee Lot 36	14.11
Warehouse 600	0.73
Warehouse 2915	7.63
Corner of Frontage Road CSAH 22 & Woodland Drive	6.13



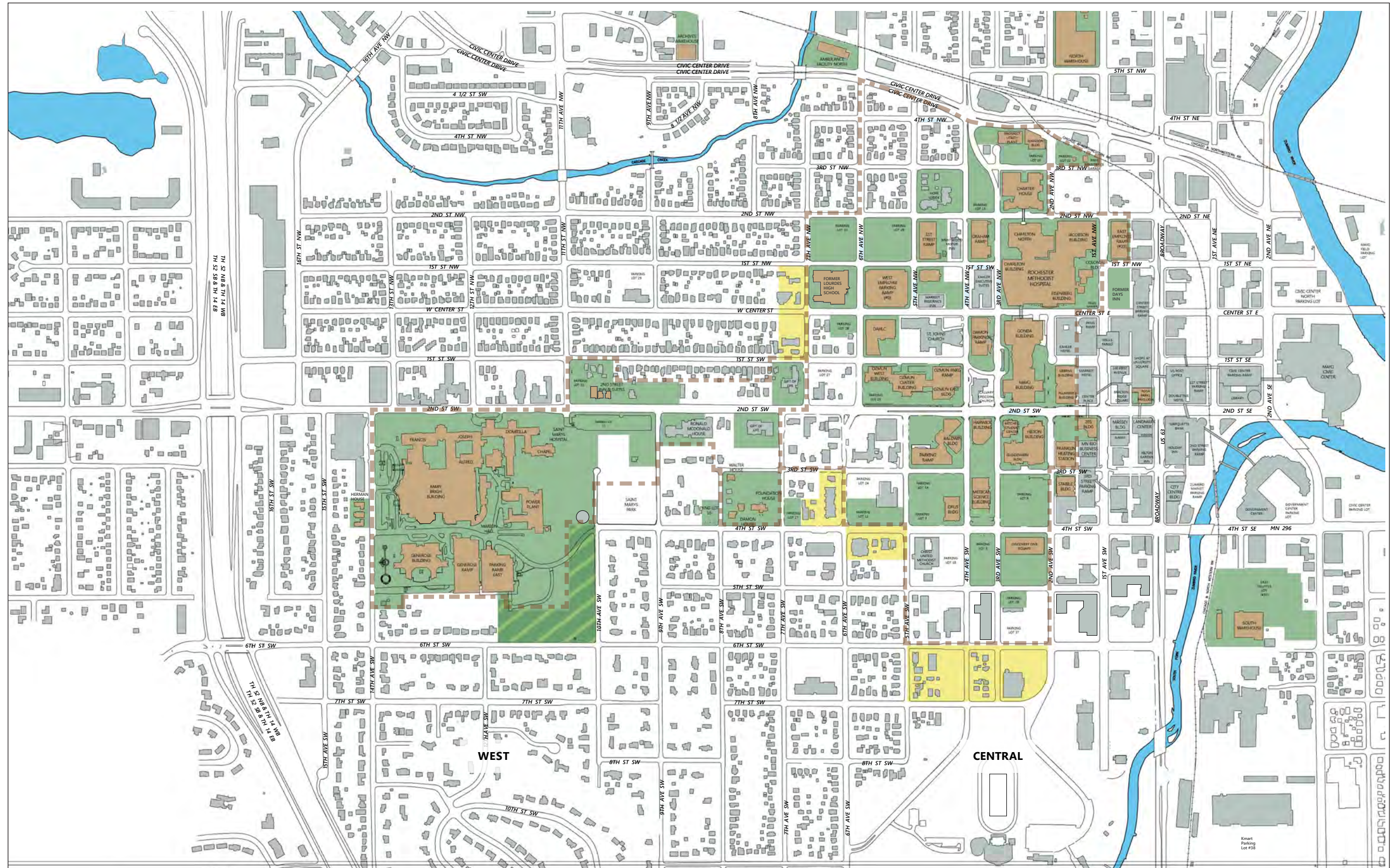
**PART 2.0 | MAYO PROPERTY OWNERSHIP AND PROPERTY ACREAGE**

**Property Area Summary** (as of 01/01/2021)

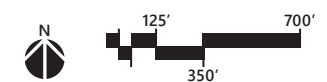
<b>OUTSIDE DISTRICT (Mayo-Owned)</b>	
<b>LOT</b>	<b>Total Area (Acres)</b>
	<b>2021</b>
Adjacent to the North of Parcel 641032061833	0.66
ROW along CSAH 1 - Meadow Park South	6.33
<b>MAYO-OWNED OUTSIDE SUBTOTAL</b>	<b>372.54</b>
<b>OUTSIDE DISTRICT ACREAGE TOTAL</b>	<b>372.54</b>



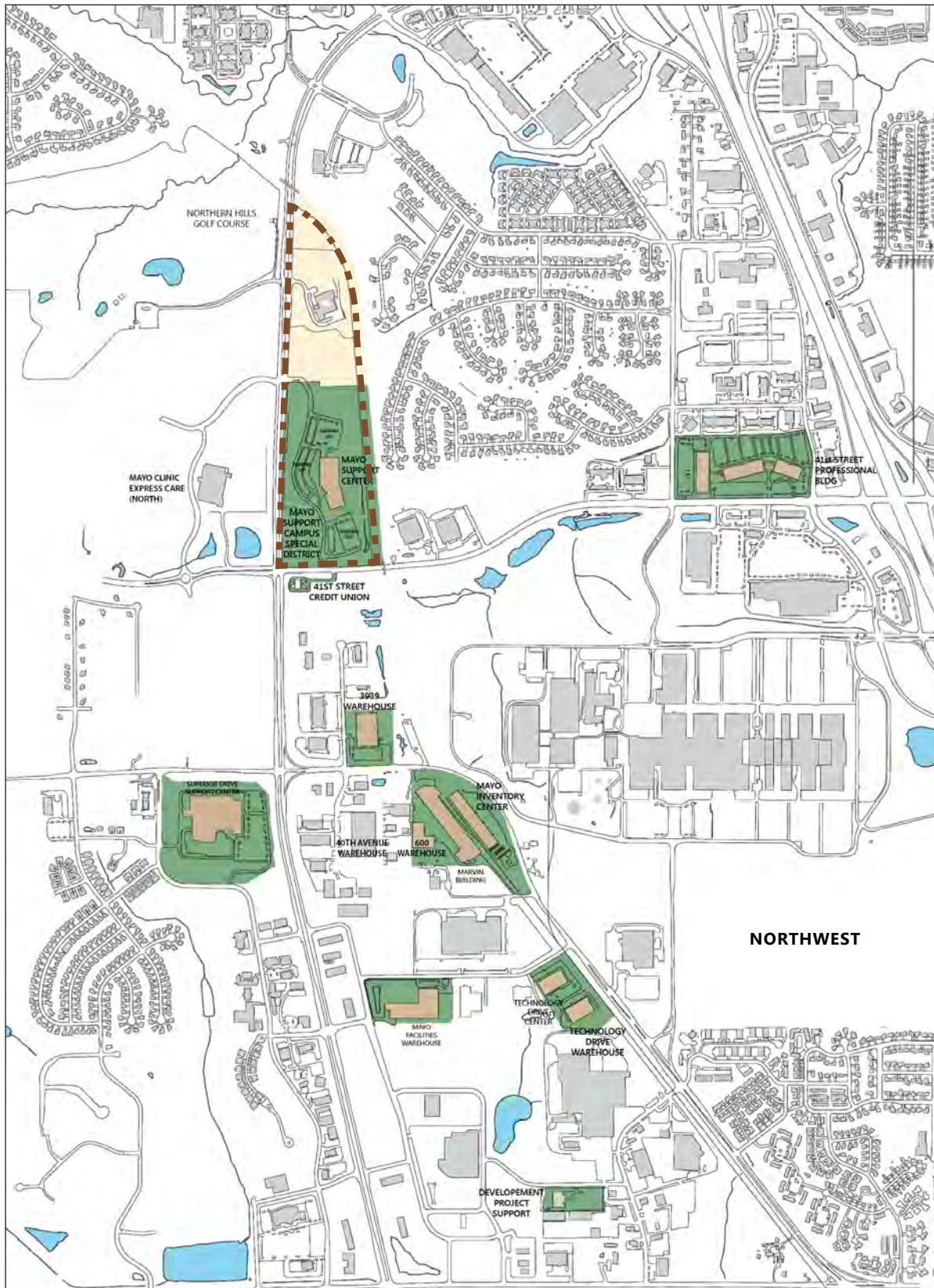




■ MAYO PROPERTY ■ MAYO BUILDING ■ NON-MAYO BUILDING

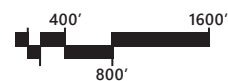






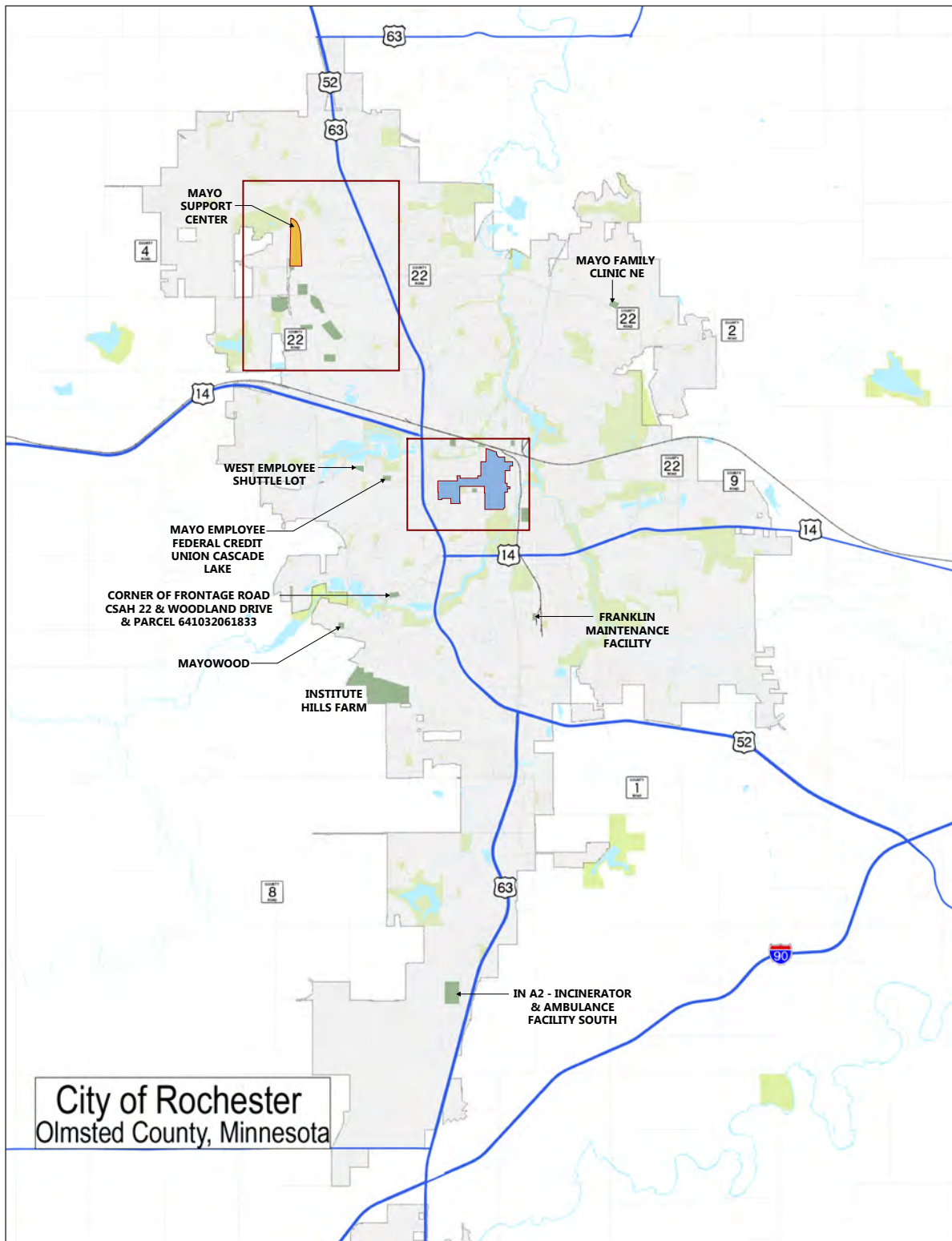
MAYO PROPERTY
  MAYO BUILDING
  NON-MAYO BUILDING

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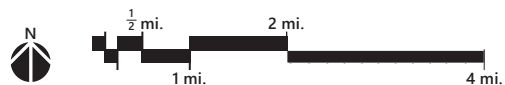
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- NON-CONTIGUOUS MAYO PROPERTY
- PRIMARY MEDICAL INSTITUTIONAL SUBDISTRICTS
- MAYO SUPPORT CAMPUS SPECIAL DISTRICT
- LARGE SCALE CAMPUS VIEWPORTS

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## PART 3.0 | BUILDING SQUARE FOOTAGE

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3.0

## PART 3.0 | BUILDING SQUARE FOOTAGE

The tables and graphics on the following pages summarize Mayo Clinic-occupied building square footage within and adjacent to the Central and West Sub-Districts, as well as the Mayo Support Campus Special District. All data is current as of January 1, 2021.

The narrative and drawings show total building area distributed in each Special District and Sub-District. Area for Support Functions such as utility plants, parking and ancillary space within Sub-Districts, warehouses outside the Sub-District, and leased space for support in the Central Development Core are listed separately.

### Floor Area – Owned Buildings

Floor areas in owned buildings are calculated as follows:

- Sum of the gross horizontal area of the floors of a building measured from the outside faces of walls.
- Floor area is inclusive of mechanical and sub ground levels.  
In floors having openings for multi-level atriums, atrium space is not included.
- Floor levels having occupied space adjacent to or below a courtyard and/or street are included (example – under Annenberg Plaza and/or Peace Plaza).
- Subways/utility tunnels between buildings are not included.  
Mezzanine levels are the gross of occupied area of floor inclusive of shafts and elevators.
- Not including interior parking spaces, loading space for motor vehicles, or any space where the floor-to-ceiling height is less than six (6) feet.

### Floor Area – Leased Space

Floor areas in leased buildings are calculated as follows:

- Partial floor – outside face of walls surrounding and contiguous with leased space.
- Full floor – use Mayo floor area for owned buildings (above).

### Maximum Floor Area Ratio (FAR) Calculation

It should be noted for the Central Sub-District – Downtown Campus “Floor Area Ratio” (FAR) calculation on page 3.2 includes total for One Discovery Square (Mayo & Non-Mayo leased square footage, as of January 1, 2021).



## PART 3.0 | BUILDING SQUARE FOOTAGE

### FLOOR AREA RATIO

#### Central Sub-District (Downtown Campus)

Maximum Floor Area Ratio (F.A.R.) allowable – 6.0

	<u>1/1/2021</u>
Total Area in Structures	9,487,438 SF
Total Parking Structure Area	- 2,355,968 SF
** Total Building Area	** 7,225,386 SF
Total Land Area	÷ 2,431,084 SF
Actual F.A.R.	2.97

#### West Sub-District (Saint Marys Campus)

Maximum Floor Area Ratio (F.A.R.) allowable – 4.0

	<u>1/1/2021</u>
Total Area in Structures	4,273,431 SF
Total Parking Ramp Area	- 932,742 SF
Total Building Area	3,340,689 SF
Total Land Area	÷ 2,495,988 SF
Actual F.A.R.	1.34

#### Mayo Support Campus Special District

Maximum Floor Area Ratio (F.A.R.) allowable – 0.5

	<u>1/1/2021</u>
Total Area in Structures	218,127 SF
Total Parking Ramp Area	- 0 SF
Total Building Area	218,127 SF
Total Land Area	÷ 1,881,620 SF
Actual F.A.R.	0.12

\*\* Central Sub-District: Downtown Campus FAR calculation includes total area for One Discovery Square, this includes Non-Mayo & Mayo square footage area to calculate the maximum floor area ratio (FAR).



## PART 3.0 | BUILDING SQUARE FOOTAGE

### Building Square Footage Summary (as of 1/1/2021)

#### CENTRAL SUB-DISTRICT (Downtown Campus) OWNED (Non-Parking)

		Total Gross Square Feet
CODE	BUILDING	2021
BA	Baldwin Building	224,811
CH	Charlton Building	304,545
CN	Charlton North	70,195
CO	Colonial Building	65,594
CR	Charter House	525,967
DA	Dan Abraham Healthy Living Center	236,652
EI	Eisenberg Building	814,984
FK	Franklin Heating Station	107,683
GO	Gonda Building	1,655,956
GU	Guggenheim Building	542,519
HA	Harwick Building	181,834
HI	Hilton Building	405,923
JB	Jacobson Building	265,470
JP	Johnson Building	15,100
LS	Former Lourdes High School	120,802
MA	Mayo Building	1,094,798
MI	Mitchel Student Center	25,500
MS	Medical Sciences Building	163,901
OC OE OW	Ozmun Buildings (Center, East and West)	236,840
ON	109 Building	1,578
OP	Opus Building	39,267
PL	Plummer Building	259,944
PR	Prospect Utility Plant	33,759
SI	Siebens Building (including Marriott Subway)	235,412
<b>CENTRAL SUB-DISTRICT SUBTOTAL</b>		<b>7,131,470</b>





## PART 3.0 | BUILDING SQUARE FOOTAGE

### WEST SUB-DISTRICT (Saint Marys Campus) OWNED (Non-Parking)

		Total Gross Square Feet
CODE	BUILDING	2021
AL	Alfred Building	211,161
CL	Chapel	28,905
CT	Convent	40,691
DO	Domitilla Building	302,724
FR	Francis Building	323,540
GE	Generose Building	422,646
JO	Joseph Building	280,621
LY	Laundry Building	47,186
ET MB	Mary Brigh Building and East Tower	1,456,731
MH OL	Marian Hall and Old Marian Hall	107,954
PP	Saint Marys Power Plant	109,684
SG	Service Building	8,846
<b>WEST SUB-DISTRICT SUBTOTAL</b>		<b>3,340,689</b>

### MAYO SUPPORT CAMPUS SPECIAL DISTRICT (Northwest Campus) OWNED (Non-Parking)

		Total Gross Square Feet
CODE	BUILDING	2021
SN SS	Mayo Support Center (North and South)	218,127
<b>MAYO SUPPORT CENTER SUB-DISTRICT TOTAL</b>		<b>218,127</b>

**MAYO SPECIAL DISTRICT SQUARE FOOTAGE TOTAL**

**10,690,286**



## PART 3.0 | BUILDING SQUARE FOOTAGE

### OUTSIDE OF DISTRICTS OWNED (Non-Parking)

		Total Gross Square Feet
CODE	BUILDING	2021
A1	Ambulance Service North	17,009
A2	Ambulance Service South	6,142
AW	Archive Warehouse	29,966
FF WE	CF 41 <sup>st</sup> Street Building East   West   Center	452,236
	CP Mayo Employees Federal Credit Union – Canal Place	8,049
	CU Mayo Employees Federal Credit Union – Cascade Lake	35,827
	DH Damon House	9,652
	DP Development Project Support Facility	25,993
FH	FA Foundation House   Foundation House Apartment	26,825
	F1 Franklin Warehouse	4,408
	FW Facilities Warehouse	140,506
	IC Mayo Inventory Center	92,032
	IH Institute Hills Administration Building	61,622
	IN Incinerator	42,445
	ME Mayo Employee Federal Credit Union - 41 <sup>st</sup> Street	6,079
	NE Mayo Family Clinic Northeast	51,635
	NO North Warehouse	140,435
	PB Rosa Parks Pavilion	113,769
	ST Stabile Building (Condominium portion owned by Mayo Clinic)	273,187
	SU Superior Drive Support Center	298,219
	SW South Warehouse	49,745
	TD Technology Drive Center	41,877
	TH 3939 Warehouse	73,405
	TN Warehouse 2915	206,870
	TO 201 Building	70,667
	TW Technology Drive Warehouse	84,888
	WH Walters House	6,867
<b>MAYO-OWNED OUTSIDE OF DISTRICT SUBTOTAL</b>		<b>2,388,551</b>



## PART 3.0 | BUILDING SQUARE FOOTAGE

**ALL LOCATIONS  
NON-OWNED (Leased)  
(Non-Parking)**

		Total Gross Square Feet
CODE	BUILDING	2021
BB	Minnesota Bio-Business Center	85,756
BK	Brackenridge Building	39,578
BL	Blakely Building	6,182
CB	City Centre	6,581
CE	Centerplace	80,138
FT	4165 HWY 14 West	14,968
HG	MCMT Fixed Wing Hangar	10,481
HO	7 <sup>th</sup> Street Business Center (50)	2,876
KA	Kahler Grand Hotel	8,727
KE	Kersten Building	3,000
KP	Rochester Marriot Hotel	10,507
LC	Lanmark Center Building	37,211
MY	Massey Building	24,031
N2	40 <sup>th</sup> Avenue Warehouse	57,502
NB	North Broadway Building	10,592
NX	Mayo Clinic Express Care North	1,253
OG	1937 Building	25,221
** OS	One Discovery Square	47,971 ** 93,916 total leased area
Q4	Alternative Learning Center	1,027
Q5	Cascade Meadow	4,447
SC	7 <sup>th</sup> Street Business Center (112)	9,843
SE	Mayo Family Clinic Southeast	22,013
SX	Mayo Clinic Express Care South	849
TF	3551 Building	29,521
V2	Valley High Business Center North	21,603
VH	Valley High Business Center South	32,860
WF	Wells Fargo Center	48,960
<b>NON-OWNED (LEASED) SUBTOTAL</b>		<b>643,698</b>

**OUTSIDE DISTRICT SQUARE FOOTAGE TOTAL**

**3,032,249**

**\*\* One Discovery Square total leased building area included in (FAR) calculation.**



## PART 3.0 | BUILDING SQUARE FOOTAGE

### PARKING STRUCTURES OWNED

#### CENTRAL SUB-DISTRICT (Downtown Campus) OWNED (Parking)

		Total Gross Square Feet
CODE	BUILDING	2021
BR	Baldwin Parking Ramp 8	232,538
CR	Charter House Parking Ramp	63,544
DR	Damon Parking Ramp	317,623
FS	Employee First Street Ramp 12	265,455
GP	Graham Parking Ramp	364,864
OR	Ozmun Parking Ramp 21 (w/Dock & Link)	191,639
RE	Employee East Parking Ramp	218,670
RW	Employee West Parking Ramp	701,635
<b>CENTRAL SUBTOTAL</b>		<b>2,355,968</b>

#### WEST SUB-DISTRICT (Saint Marys Campus) OWNED (Parking)

		Total Gross Square Feet
CODE	BUILDING	2021
ER	SMC East Employee Ramp – Parking Lot 34	377,286
VR	Mary Brigh Parking Ramp	189,345
WR	Generose Parking Ramp	366,111
<b>WEST SUBTOTAL</b>		<b>932,742</b>

**MAYO SPECIAL DISTRICT SQUARE FOOTAGE TOTAL (PARKING)**

**3,288,710**



## PART 3.0 | BUILDING SQUARE FOOTAGE

### NON-OWNED (Leased) (Parking)

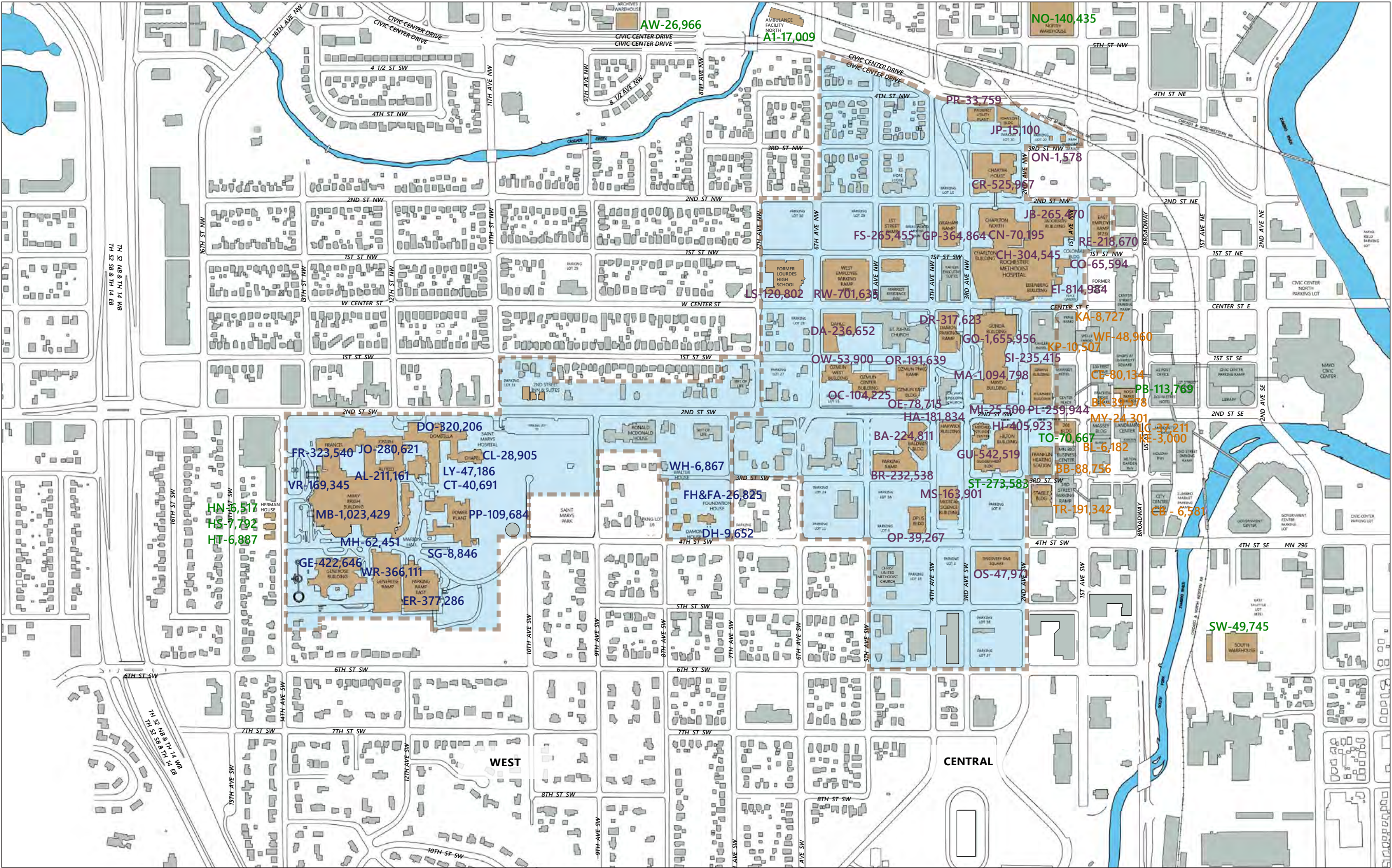
	Total Gross Square Feet
NON-OWNED LEASED SUBTOTAL	0
PARKING STRUCTURE SQUARE FOOTAGE TOTAL	3,288,710

### SUMMARY TOTAL (PARKING AND NON-PARKING)

	Total Gross Square Feet
DISTRICT TOTAL	2021
Central Sub-District Area Total	9,487,438
West Sub-District Area Total	4,273,431
Mayo Support Center Sub-District Area Total	218,127
Outside District Area Total	3,032,249
MAYO ROCHESTER SQUARE FOOTAGE TOTAL	17,011,245







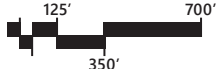
**SAINT MARYS CAMPUS**  
BUILDING SQUARE FOOTAGE &  
BUILDING CODE

**DOWNTOWN CAMPUS**  
BUILDING SQUARE FOOTAGE  
& BUILDING CODE

**OUT OF DISTRICTS - OWNED**  
BUILDING SQUARE FOOTAGE  
& BUILDING CODE

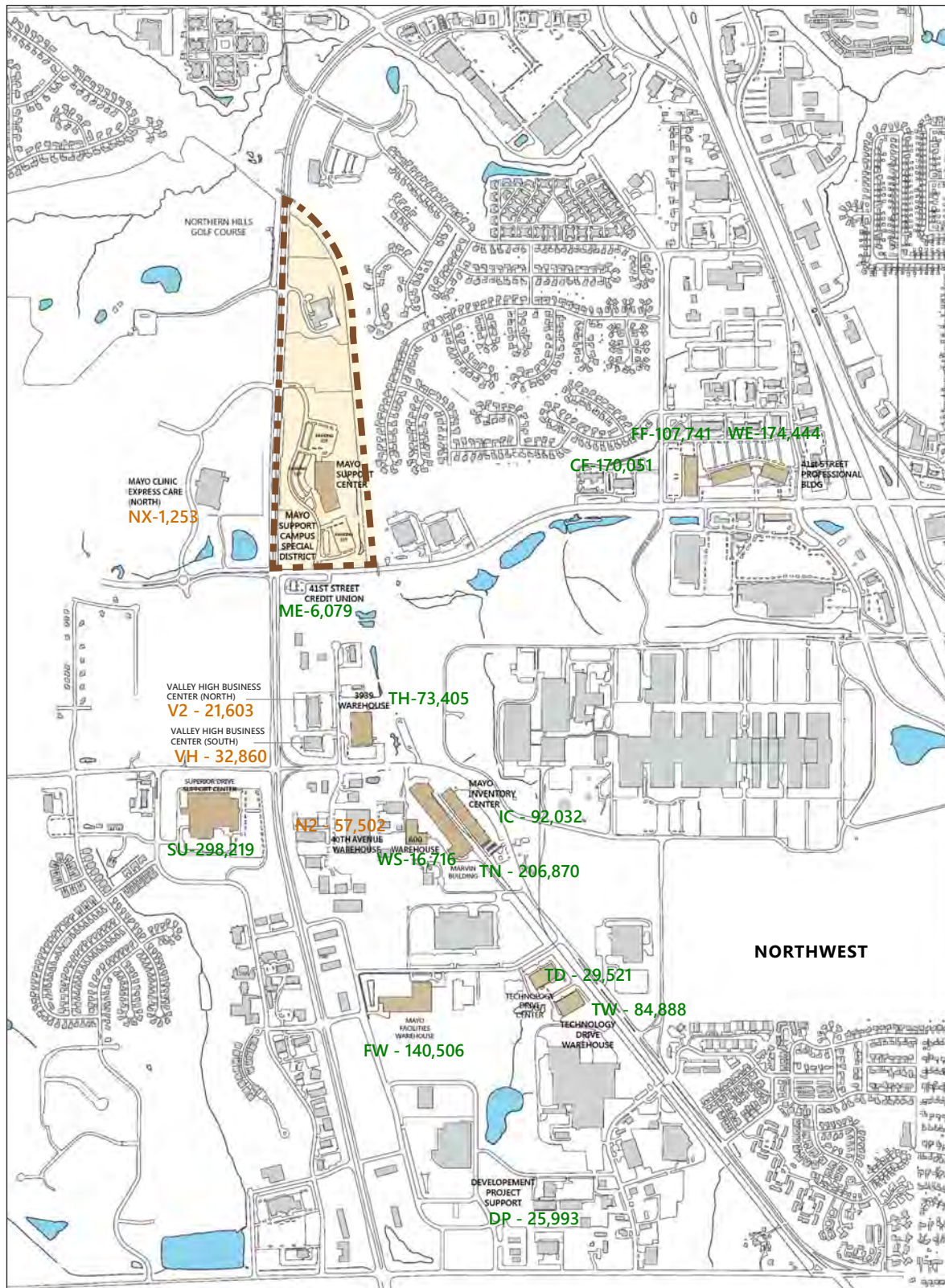
**OUT OF DISTRICTS - LEASED**  
BUILDING SQUARE FOOTAGE  
& BUILDING CODE

DECEMBER 15, 2021



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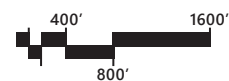


**NORTHWEST CAMPUS**  
BUILDING SQUARE FOOTAGE  
& BUILDING CODE

**OUT OF DISTRICTS - OWNED**  
BUILDING SQUARE FOOTAGE  
& BUILDING CODE

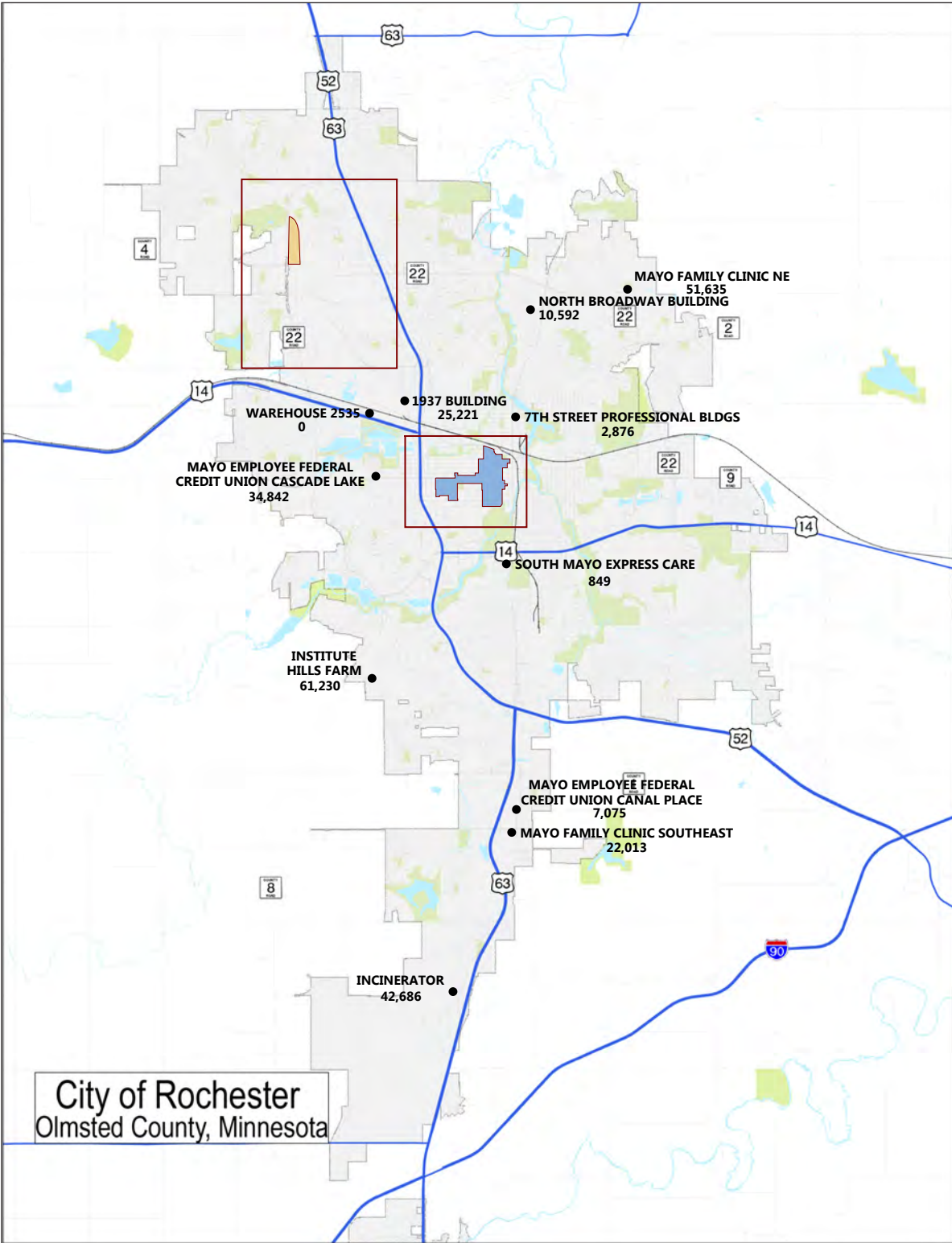
**OUT OF DISTRICTS - LEASED**  
BUILDING SQUARE FOOTAGE  
& BUILDING CODE

DECEMBER 15, 2021



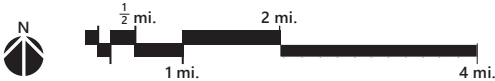
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- PRIMARY MEDICAL INSTITUTIONAL
- MAYO SUPPORT CAMPUS SPECIAL
- LARGE SCALE CAMPUS VIEWPORTS

December 15, 2021



B | W | B | R

## PART 4.0 | MAYO EMPLOYEE DISTRIBUTION

December 15, 2021



B | W | B | R

## PART 4.0 | MAYO EMPLOYEE DISTRIBUTION

The tables and graphics on the following pages summarize Mayo Clinic's employee distribution by building as of January 1, 2021. Data for all Mayo-occupied buildings is included. This includes buildings within and outside of special districts, as well as those which are owned or leased.

### Employee Summary

At the beginning of year 2021, Mayo Clinic and Mayo Foundation employed 39,765 people in Rochester, MN. This included 38,387 regular employees and 1,378 temporary employees.

	1/1/2016	1/1/2021
Physicians & Scientists (Consultants)	2,289	2,610
Students, Residents, Fellows	2,809	1,910
Allied Health	<u>30,374</u>	<u>35,245</u>
Total	35,472	39,765
Primary Location of Employees:		
Central Sub-District	18,440	18,983
West Sub-District	9,364	9,872
MSC District	1,112	1,421
Outside of Districts		
Mayo-Owned	3,205	5,374
Non Mayo-Owned	3,351	1,972
Others (no mail stop)	<u>-</u>	<u>2,143</u>
Total Employees		
Excluding Temporaries	34,110	38,387
Total Employees	<u>35,472</u>	<u>39,765</u>
Temporary/Supplemental Employees	1,362	1,378





## PART 4.0 | MAYO EMPLOYEE DISTRIBUTION

### CENTRAL SUB-DISTRICT (Downtown Campus)

CODE	BUILDING	Employees	
		2016	2021
BA	Baldwin Building	712	911
CH	Charlton Building	1,038	997
CN	Charlton North	146	154
CO	Colonial Building	84	107
CR	Charter House	303	299
DA	Dan Abraham Healthy Living Center	156	205
DR	Damon Parking Ramp	22	22
EI	Eisenberg Building	2,479	2,573
FK	Franklin Heating Station	42	35
GO	Gonda Building	3,392	3,903
GR	Graham Building	80	0
GU	Guggenheim Building	914	860
HA	Harwick Building	645	737
HI	Hilton Building	1,837	1,947
JB	Jacobson Building	73	166
JP	Johnson Building	2	0
MA	Mayo Building	3,391	3,489
MI	Mitchel Student Center	234	25
MR	Connolly Building	19	0
MS	Medical Sciences Building	230	243
OC OE OW	Ozmun Buildings (Center, East and West)	1,098	972
OP	Opus Building	58	74
OS	One Discovery Square	NA	26
PL	Plummer Building	683	804
SI	Siebens Building (including Marriott Subway)	791	434
VN	428 Building	11	0
<b>CENTRAL SUBTOTAL</b>		<b>18,440</b>	<b>18,983</b>



## PART 4.0 | MAYO EMPLOYEE DISTRIBUTION

### WEST SUB-DISTRICT (Saint Marys Campus)

CODE	BUILDING	Employees	
		2016	2021
AL	Alfred Building	552	538
DO	Domitilla Building	1,139	773
FR	Francis Building	1,220	1,216
GE	Generose Building	692	1,075
JO	Joseph Building	1,126	1,005
LY	Laundry Building	131	122
MB ET	Mary Brigh Building and East Tower	4,082	4,695
MH OL	Marian Hall and Old Marian Hall	403	448
PP	Power Plant	19	0
<b>WEST SUBTOTAL</b>		<b>9,364</b>	<b>9,872</b>

### MAYO SUPPORT CAMPUS SPECIAL DISTRICT (Northwest Campus)

CODE	BUILDING	Employees	
		2016	2021
SN SS	Mayo Support Center (North and South)	1,112	1,421
<b>MSC SUBTOTAL</b>		<b>1,112</b>	<b>1,421</b>

<b>MAYO SPECIAL DISTRICT EMPLOYEE TOTAL</b>		<b>28,900</b>	<b>30,276</b>
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## PART 4.0 | MAYO EMPLOYEE DISTRIBUTION

### OUTSIDE of DISRICT (Mayo Owned)

			Employees	
	CODE	BUILDING	2016	2021
A1	A2	Ambulance Facility North and Ambulance Facility South	130	76
	AI	Rochester International Airport	0	1
	AW	Archive Warehouse	13	10
FF WE	CF	41 <sup>st</sup> Street Building East   West   Center (See Leased Property)		1,729
	CP	Mayo Employees Federal Credit Union-Canal Place	8	12
	CU	Mayo Employees Federal Credit Union-Cascade Lake	58	66
FH	FA	Foundation House & Foundation House Apartment	48	34
	FW	Facilities Warehouse	2	1
	GC	Gold Cross North (Name changed to Ambulance Facility North) (See Above)		
	GD	Gold Cross South (Name changed to Ambulance Facility South) (See Above)		
	HT	Herman Treatment Center	NA	21
	IC	Mayo Inventory Center	61	25
	IN	Incinerator	8	9
	ME	Mayo Employee Federal Credit Union - 41 <sup>st</sup> Street	10	10
	NE	Mayo Family Clinic Northeast	184	178
	NO	North Warehouse	7	10
	PB	Rosa Parks Pavilion	419	270
	ST	Stabile Building	493	503
	SU	Superior Drive Support Center	1,097	1,744
	SW	South Warehouse	15	9
	TD	Technology Drive Center	125	144
	TH	3939 Warehouse	NA	32
	TN	Marvin Building	80	130
	TO	201 Building	374	299
	TW	Technology Drive Warehouse	73	61
<b>OUTSIDE of DISTRICT (MAYO OWNED) SUBTOTAL</b>			<b>3,205</b>	<b>5,374</b>





## PART 4.0 | MAYO EMPLOYEE DISTRIBUTION

### NON-OWNED (Leased)

CODE	BUILDING	Employees	
		2016	2021
BB	Minnesota Bio-Business Center	301	454
BK	Brackenridge Square	119	63
BL	Blakely Building	25	10
CB	City Centre	22	37
CE	Centerplace	346	459
FC	Fountain Centers - Rochester	NA	3
FF	41 <sup>st</sup> Street Professional Building (NW Clinic)	423	(See Owned Property)
FM	Federal Medical Center	1	1
FT	4165 HWY 14 West	NA	7
HG	MCMT Fixed Wing Hangar Rochester	NA	20
HO	7 <sup>th</sup> Street Business Center (50)	0	18
KA	Kahler Grand Hotel	7	0
KE	Kersten Building	13	0
KP	Rochester Marriot Hotel	38	33
LC	Landmark Center	198	151
MY	Massey Building	71	29
N2	40 <sup>th</sup> Avenue Warehouse	3	5
NB	North Broadway Building	28	42
NX	Mayo Clinic Express Care North	18	22
OG	1937 Building	0	4
Q5	Cascade Meadow	NA	5
SC	7 <sup>th</sup> Street Business Center (112)	57	75
SE	Mayo Family Clinic Southeast	65	79
SX	Mayo Clinic Express Care South	0	1
TF	3551 Building	NA	115
V2	Valley High Business Center North	61	75
VH	Valley High Business Center South	104	130
WF	Wells Fargo Center	188	134
	Other Locations	1,263	2,143
<b>OUTSIDE DISTRICT (NON-OWNED) SUBTOTAL</b>		<b>3,351</b>	<b>4,115</b>
<b>OUTSIDE OF DISTRICT EMPLOYEE TOTAL</b>		<b>6,556</b>	<b>9,489</b>



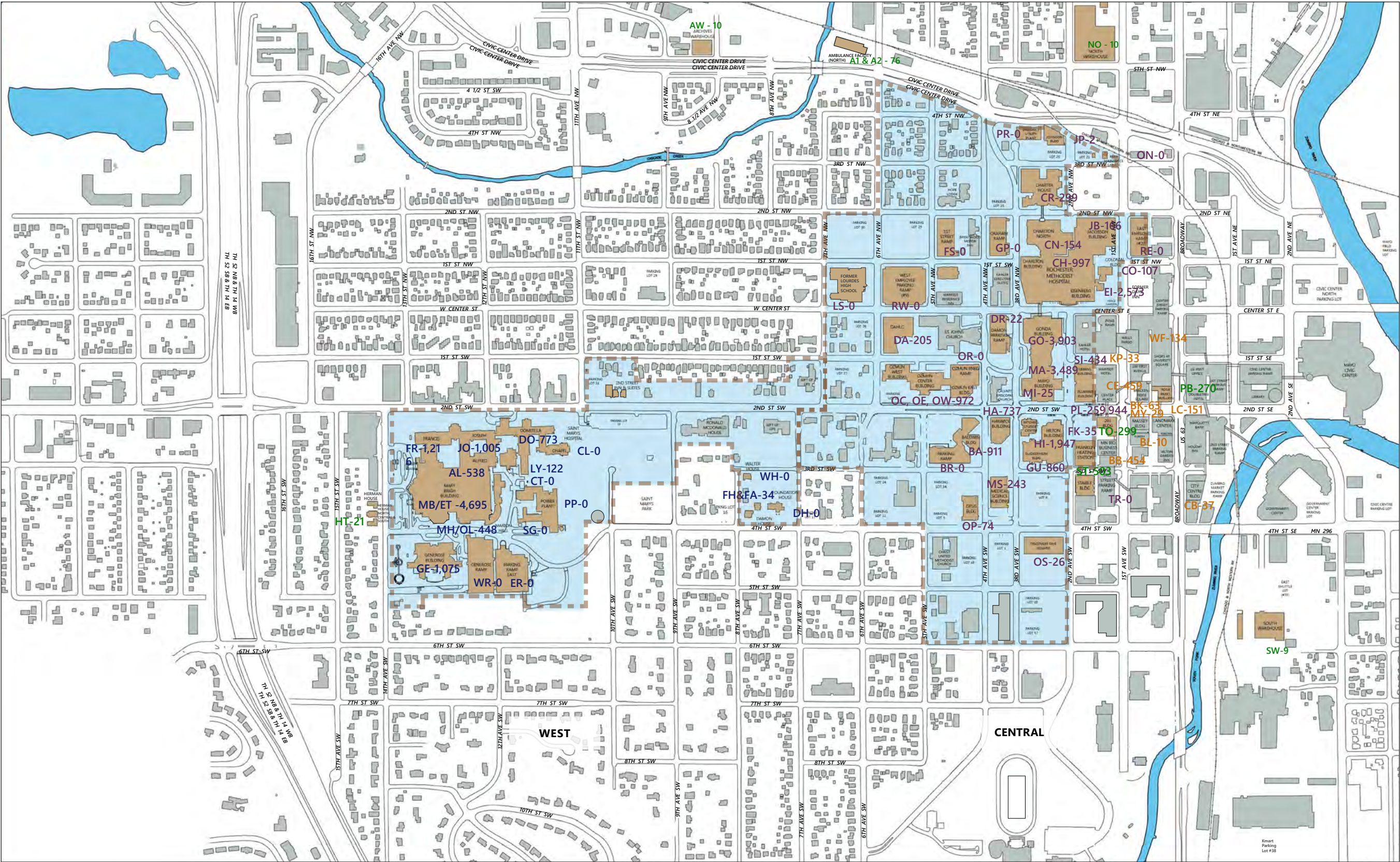
## PART 4.0 | MAYO EMPLOYEE DISTRIBUTION

### SUMMARY OF TOTALS

DISTRICT TOTAL	Employees	
	2016	2021
Central Sub District Employee Distribution Total	18,440	18,983
West Sub District Employee Distribution Total	9,364	9,872
Mayo Special Sub District Employee Distribution Total	1,112	1,421
Outside District Employee Distribution Total	6,556	9,489
<b>MAYO ROCHESTER – EMPLOYEE TOTAL</b>	<b>35,472</b>	<b>39,765</b>





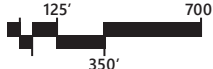


**SAINT MARYS CAMPUS**  
EMPLOYEES & BUILDING CODES

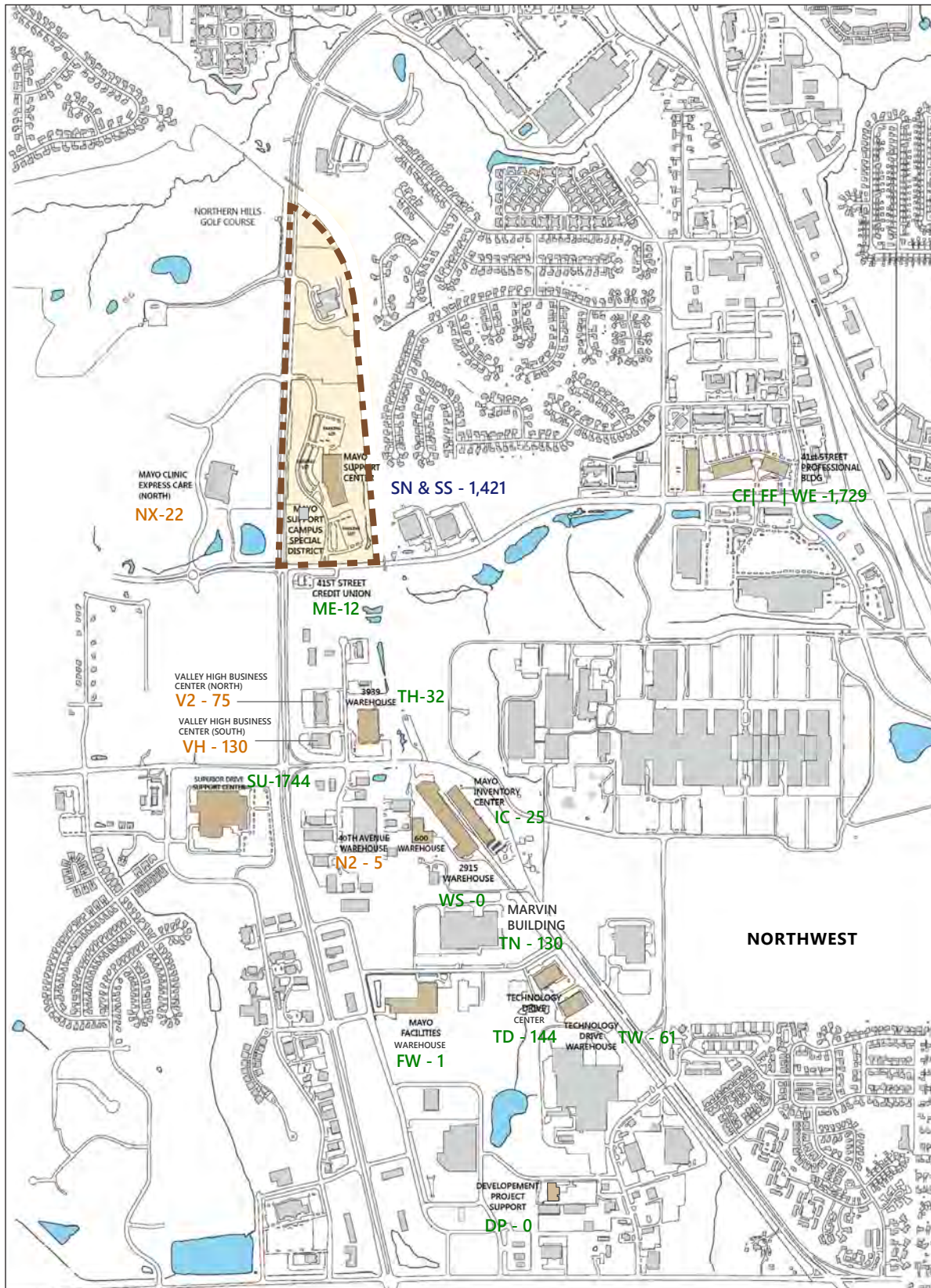
**DOWNTOWN CAMPUS**  
EMPLOYEES & BUILDING CODES

**OUT OF DISTRICTS - OWNED**  
EMPLOYEES & BUILDING CODES

**OUT OF DISTRICTS - LEASED**  
EMPLOYEES & BUILDING CODES





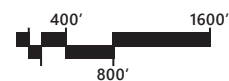


**NORTHWEST CAMPUS**  
EMPLOYEES & BUILDING CODES

**OUT OF DISTRICTS - OWNED**  
EMPLOYEES & BUILDING CODES

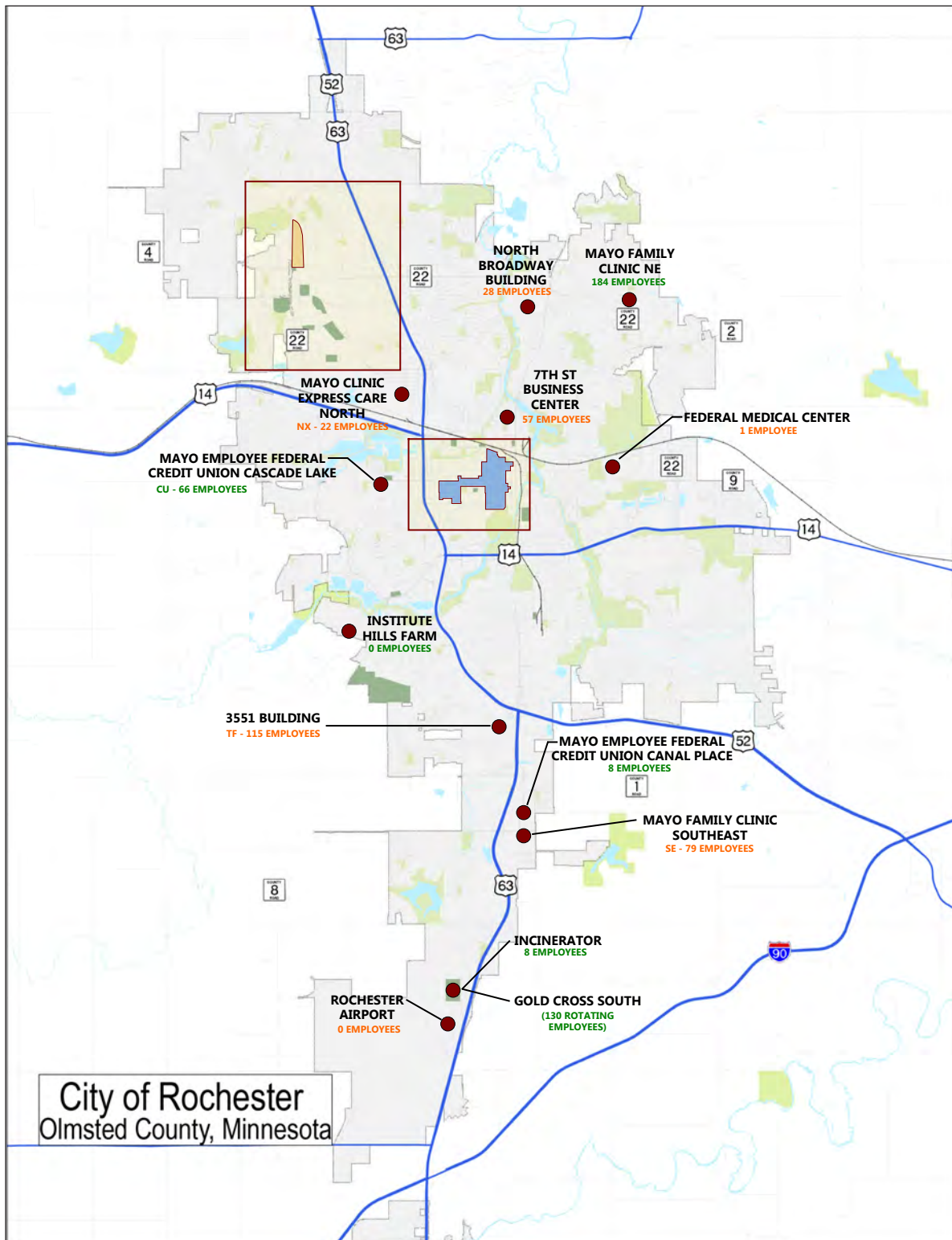
**OUT OF DISTRICTS - LEASED**  
EMPLOYEES & BUILDING CODES

December 15, 2021



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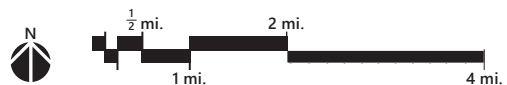
# EMPLOYEE DISTRIBUTION



**OUT OF DISTRICT - OWNED**  
EMPLOYEES & BUILDING CODES

**OUT OF DISTRICT - LEASED**  
EMPLOYEES & BUILDING CODES

DECEMBER 15, 2021



B | W | B | R

## PART 5.0 | CAMPUS PARKING and VEHICULAR CIRCULATION

December 15, 2021



B | W | B | R

5.0



## PART 5.0 | CAMPUS PARKING and VEHICULAR CIRCULATION

The tables and graphics on the following pages summarize parking facilities which directly support Mayo operations within the City of Rochester, including employee, patient, and visitor parking. All data is current as of January 1, 2021.

### Philosophy

It is the intent and policy of Mayo Clinic to continue to provide a comprehensive transportation program to meet the needs of its Patients, Staff, and Allied Health Staff. Patient and Employee transportation needs represent a dynamic situation necessitating constant balancing and adjustment. Mayo's committed goal is to meet those needs, and provide viable options for all. The further integration of all Mayo Clinic Rochester Campuses has leveraged opportunities for cross-utilization of resources, improving flexibility for meeting evolving transportation and parking needs.

### Transportation & Parking

Patients and Visitors – Once patients and visitors have arrived in Rochester, hotel/motel courtesy vans and the Gold Cross Patient Shuttle significantly reduce the need for individual vehicles. The Mayo Patient Shuttle carries approximately 600 people per day between the Downtown and Saint Marys Campuses.

Downtown patient parking needs are met by 2,123 spaces located in three parking ramps and two surface lots, including spaces for persons with disabilities.

The visitor/patient parking ramps on the Saint Marys Campus provide 957 spaces for patient use, including 29 reserved for Emergency Room use, and designated spaces for persons with disabilities. *Valet parking is a contracted service utilizing available parking with no increase in parking demand and fluctuates in response to daily patient volumes.*

Staff, Residents and Allied Health Employees – Currently Mayo Clinic Rochester has 14,615 staff, resident, and Allied Health employee parking spaces.

- Central Campus – 6,043
- West Campus – 2,143
- Mayo Support Campus – 753
- Outside Special Districts – 5,666 including fifteen off-site locations:
  1. 936 - West Shuttle Lot located at 24th Avenue and Second Street Southwest
  2. 870 - East Shuttle Lot located at 1st Avenue and 6th Street Southeast
  3. 1,111 - Superior Drive Support Center, 3050 Superior Drive NW
  4. 0 - Leased spaces in the Third Street City Ramp at 3rd Street and 1st Avenue Southwest
  5. 148 - Northwest Clinic (41<sup>st</sup> Street Professional Building)
  6. 181 - Technology Drive, 3434 Technology Drive NW
  7. 171 - Northeast Clinic, 304 Stonehedge Drive NE
  8. 123 - 2915 Building
  9. 86 - Mayo Employee Federal Credit Union-Cascade Lake
  10. 156 - Southeast Clinic
  11. 35 - East Foundation House – Parking Lot 17
  12. 0 - West Foundation House – Parking Lot 16
  13. 25 - Mayo Employee Federal Credit Union-Canal Place
  14. 1,088 – 41<sup>st</sup> Professional Buildings
  15. 736 – Lot 38 (Formerly K-Mart)

December 15, 2021



## PART 5.0 | CAMPUS PARKING and VEHICULAR CIRCULATION

Historically, the estimated demand for and provision of employee parking has been about 50% of total employee FTEs on the downtown and Saint Marys campuses.

Mayo encourages individuals to use alternate means of transportation so as to not further contribute to the downtown traffic congestion and pollution, and to assist in energy conservation. This is accomplished through:

1. The subsidized bus program, utilized by current employees, offers convenient routes and monthly discount passes. Employees depend upon this service which includes transit city bus service throughout the City of Rochester with designated park and ride locations for Mayo Clinic.
2. Use of carpool vehicles, bicycles and motorcycles as alternative modes of transportation has been encouraged with special parking privileges. Currently, Mayo Clinic Rochester has 840 individual employees in 280 car pools on both Rochester campuses. Mayo provides parking for up to 850 individual bicycles and approximately 300 motorcycles per day. Bicycle and motorcycle parking are easily expanded as demand requires.
3. The employee shuttle service carries over 4,000 employees daily between the medical sub-district campuses and shuttle lots to meet business needs, reducing the volume of vehicles traveling between sites during the workday.
4. Park and ride lots are used by approximately 900 to 1,000 employees daily. These lots are located at Chateau Theater, IBM, and Olmsted County Fairgrounds.
5. Enhanced Pedestrian and Bike Path connections are established through the Kutzky neighborhood linking Cascade Creek with the Saint Marys Campus as well as a link from the Cascade Creek Pedestrian/Bike Path into Downtown. Similarly, connections to the Zumbro River Paths and to Soldiers Field should be encouraged.

Approximately 50% of employees who qualify and accept campus parking privileges utilize parking on any given day. This is due to varying shift schedules, vacations, education and meeting absences, as well as general business needs outside of Rochester.



## PART 5.0 | CAMPUS PARKING and VEHICULAR CIRCULATION

### PATIENT | VISITOR PARKING CAPACITY SUMMARY (as of 12/31/2020)

#### CENTRAL SUB-DISTRICT (Downtown Campus) (Patient | Visitor)

CODE	PARKING RAMP	Parking Stalls	
		2016	2021
BR	Baldwin Parking Ramp 8	151	151
CR	Charter House Parking Ramp	178	175
DR	Damon Parking Ramp	773	789
GP	Graham Parking Ramp	928	918
<b>PATIENT   VISITOR CENTRAL RAMP SUBTOTAL</b>		2,030	2,033

CODE	PARKING LOT	Parking Stalls	
		2016	2021
	Baldwin Surface Lot	N/A	0
10	Parking Lot 10	58	67
19	Blood Bank	19	23
3	Parking Lot 3	N/A	0
<b>CENTRAL LOT SUBTOTAL</b>		125	90

<b>CENTRAL DISTRICT PATIENT   VISITOR PARKING TOTAL</b>	<b>2,155</b>	<b>2,123</b>
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#### WEST SUB-DISTRICT (Saint Marys Campus) (Patient | Visitor)

CODE	PARKING RAMP	Parking Stalls	
		2016	2021
WR	Generose Parking Ramp	341	570
VR	Mary Brigh Parking Ramp	349	340
<b>WEST RAMP SUBTOTAL</b>		690	910

December 15, 2021





## PART 5.0 | CAMPUS PARKING and VEHICULAR CIRCULATION

### WEST SUB-DISTRICT (Saint Marys Campus)

(Patient | Visitor)

(Continued)

CODE	PARKING LOT	Parking Stalls	
		2016	2021
	SMC ER Parking	29	29
	SMC West Door Surface Lot	0	18
	<b>WEST LOT SUBTOTAL</b>	29	47
<b>WEST DISTRICT PATIENT   VISITOR PARKING TOTAL</b>		<b>719</b>	<b>957</b>

December 15, 2021



## PART 5.0 | CAMPUS PARKING and VEHICULAR CIRCULATION

### OUTSIDE of DISTRICT (Mayo Owned or Leased) (Patient | Visitor)

CODE	PARKING RAMP   LOT	Parking Stalls	
		2016	2021
NE	Mayo Family Clinic Northeast	123	123
NW	Mayo Family Clinic Northwest	98	118
SE	Mayo Family Clinic Southeast	80	161
MAYO OWNED SUBTOTAL		301	402

OUTSIDE OF DISTRICT PATIENT   VISITOR PARKING TOTAL	301	402
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### SUMMARY OF TOTALS (Patient | Visitor)

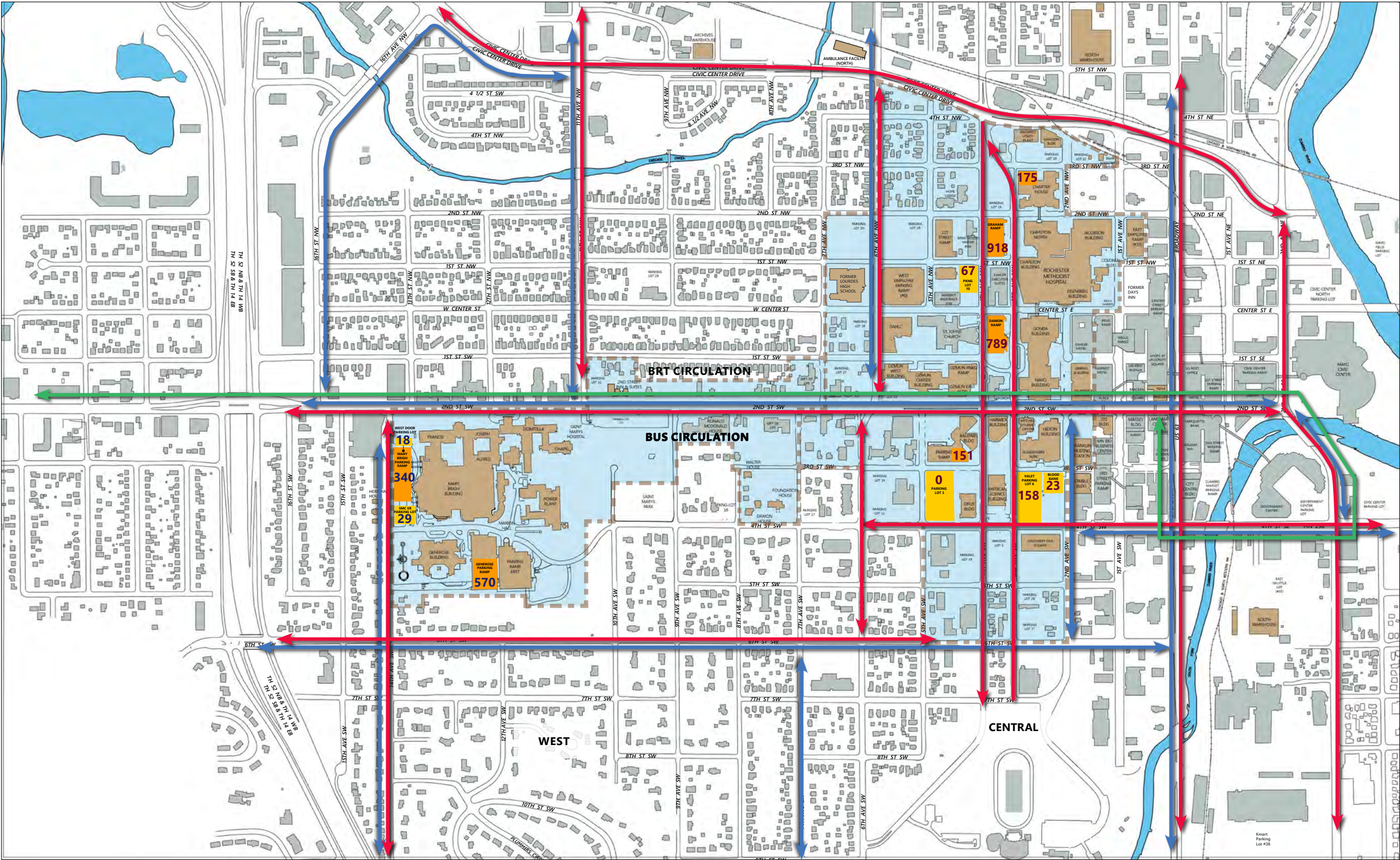
PARKING RAMPS   LOTS	Parking Stalls	
	2016	2021
Central Sub-District Patient   Visitor Parking Total	2,155	2,155
West Sub-District Patient   Visitor Parking Total	719	910
Outside District Patient   Visitor Parking Total	301	402

MAYO ROCHESTER – PATIENT   VISITOR PARKING TOTAL	3,175	3,467
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December 15, 2021

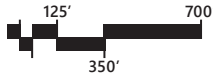






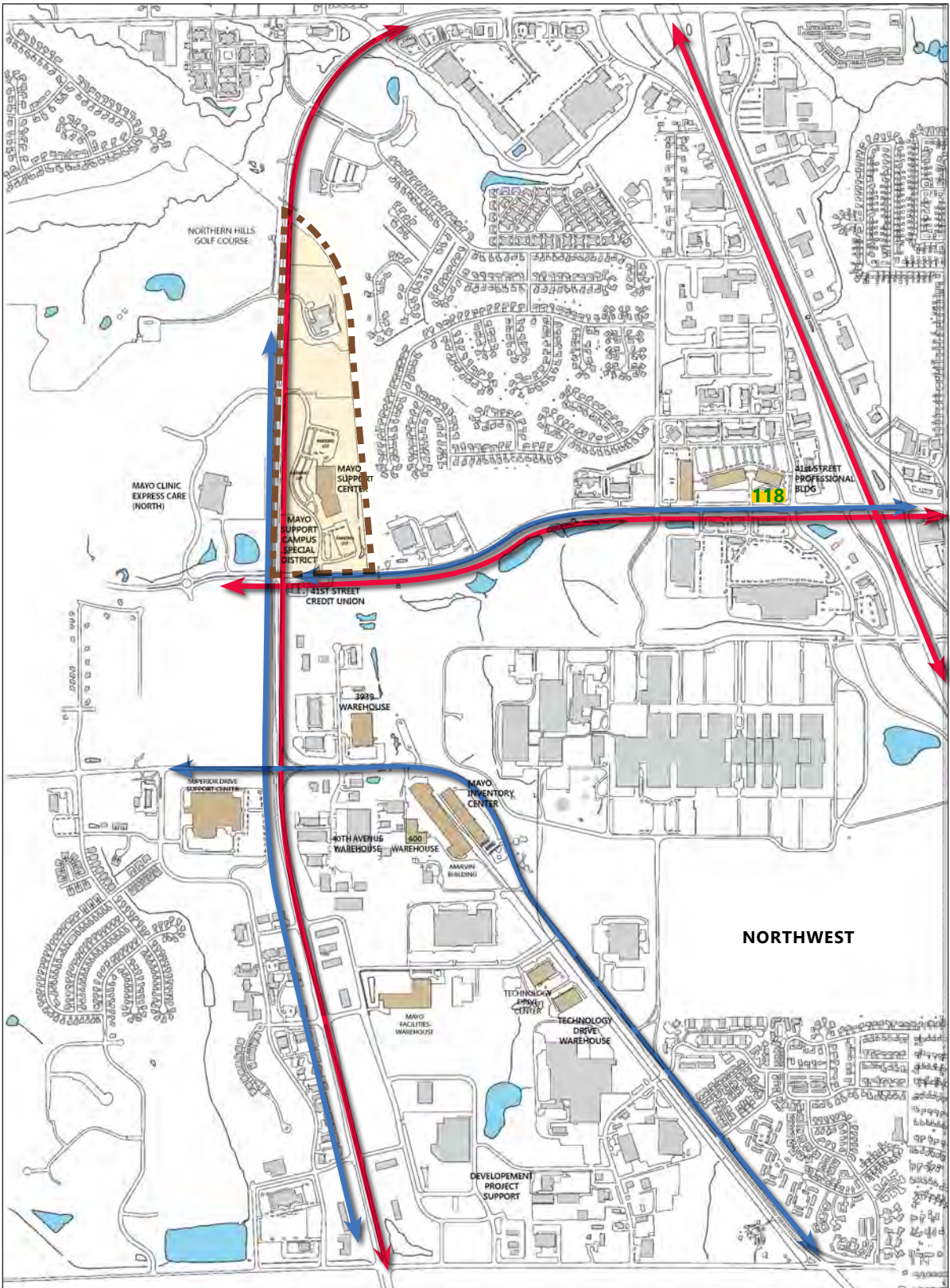
SAINT MARYS CAMPUS PARKING STALLS DOWNTOWN CAMPUS PARKING STALLS OUT OF DISTRICTS - OWNED PARKING STALLS OUT OF DISTRICTS - LEASED PARKING STALLS SURFACE RAMP CAR CIRCULATION BUS CIRCULATION FUTURE BRT CIRCULATION

DECEMBER 15, 2021



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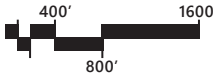
**NORTHWEST CAMPUS**  
PARKING STALLS

**OUT OF DISTRICTS - LEASED**  
PARKING STALLS

**SURFACE** **CAR CIRCULATION**  
**RAMP** **BUS CIRCULATION**

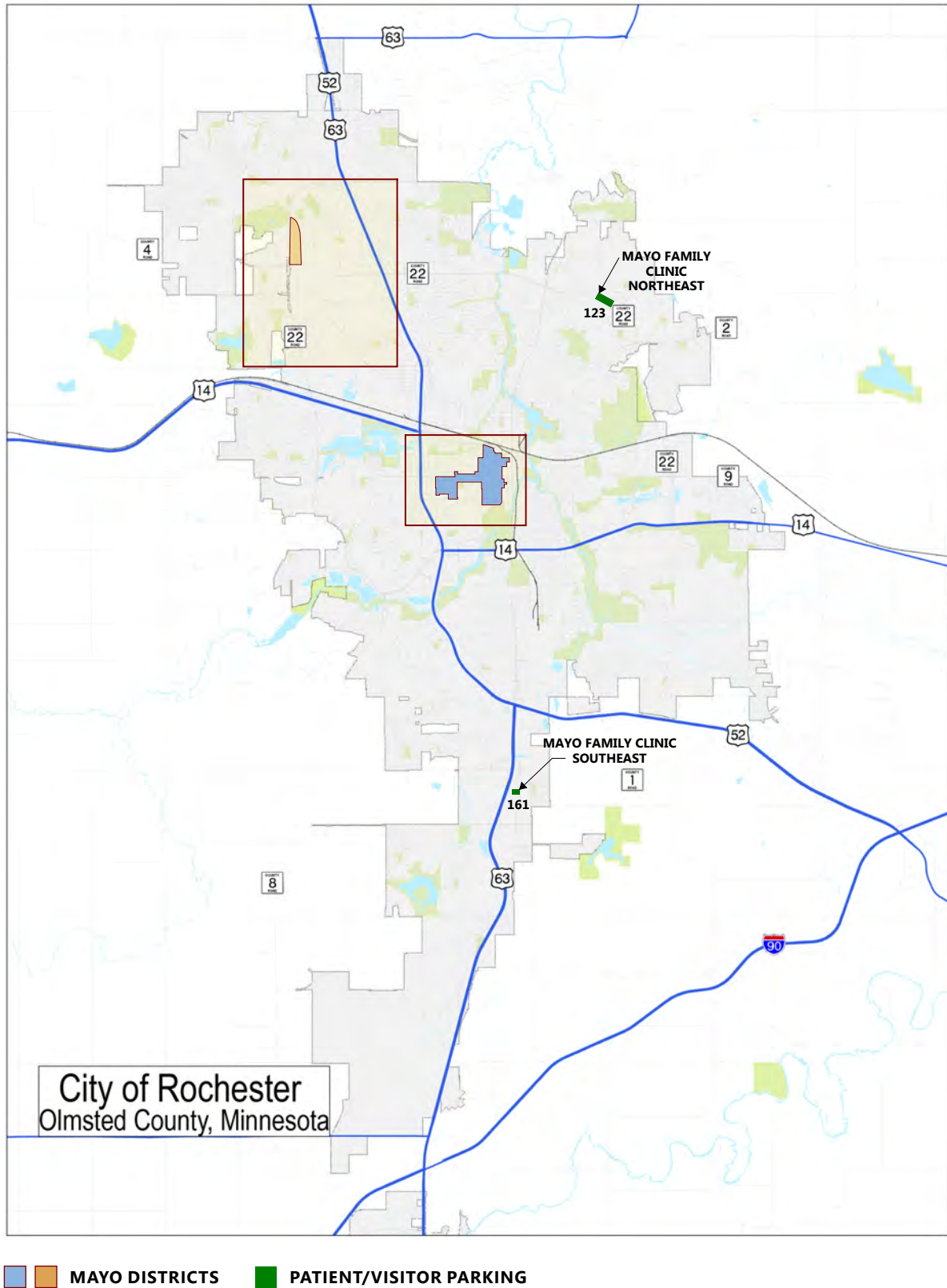
**OUT OF DISTRICTS - OWNED**  
PARKING STALLS

DECEMBER 15, 2021

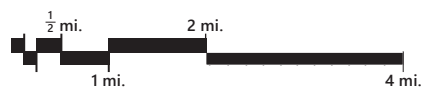


B | W | B | R

# MAYO PATIENT AND VISITOR PARKING



December 15, 2021



B | W | B | R

## PART 5.0 | CAMPUS PARKING and VEHICULAR CIRCULATION

### EMPLOYEE PARKING CAPACITY SUMMARY (as of 12/31/2015)

#### CENTRAL SUB-DISTRICT (Downtown Campus) (Employee)

CODE	PARKING RAMP	Parking Stalls	
		2016	2021
BR	Baldwin Parking Ramp 8	543	502
CR	Charter House Parking Ramp	184	0
RE	Employee East Parking Ramp	624	592
RW	Employee West Parking Ramp	2,311	2,196
OR	Ozmun Parking Ramp 21	486	486
12	First Street Ramp 12	828	800
CENTRAL RAMP SUBTOTAL		4,976	4,576

CODE	PARKING LOT	Parking Stalls	
		2016	2021
1	Parking Lot 1	110	97
2	Parking Lot 2	294	0
3	Parking Lot 3	129	78
5	Parking Lot 5	12	12
6	Parking Lot 6	314	74
11	Parking Lot 11	141	131
15	Parking Lot 15	98	91
18	Christ United Methodist Church	159	159
19	Blood Bank	24	23
20	Parking Lot 20	98	94
22	Parking Lot 22	51	48
25	Parking Lot 25	56	56
26	Parking Lot 26	45	45
27	B'nai Synagogue	54	54

December 15, 2021





## PART 5.0 | CAMPUS PARKING and VEHICULAR CIRCULATION

### CENTRAL SUB-DISTRICT (Downtown Campus)

(Employee)

(Continued)

CODE	PARKING LOT	Parking Stalls	
		2016	2021
28	Parking Lot 28	48	48
29	Parking Lot 29	194	151
30	Parking Lot 30	244 *	230
37	Parking Lot 37	103	103
<b>CENTRAL LOT SUBTOTAL</b>		2,174	1,467

<b>CENTRAL DISTRICT EMPLOYEE PARKING TOTAL</b>	<b>7,150</b>	<b>6,043</b>
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### WEST SUB-DISTRICT (Saint Marys Campus)

(Employee)

CODE	PARKING RAMP	Parking Stalls	
		2016	2021
34	SMC East Employee Ramp – Parking Lot 34	1,162	1,102
WR	Generose Parking Ramp	780	541
VR	Mary Brigh Parking Ramp	109	120
<b>WEST RAMP SUBTOTAL</b>		2,051	1,763

CODE	PARKING LOT	Parking Stalls	
		2016	2021
31	SMC Parking Lot 31	68 *	76
32	SMC Parking Lot 32	98 *	98
33	SMC Parking Lot 33	194	216
<b>WEST LOT SUBTOTAL</b>		360	390

<b>WEST DISTRICT EMPLOYEE PARKING TOTAL</b>	<b>2,411</b>	<b>2,153</b>
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December 15, 2021



## PART 5.0 | CAMPUS PARKING and VEHICULAR CIRCULATION

### MAYO SUPPORT CAMPUS SPECIAL DISTRICT (Northwest Campus) (Employee)

CODE	PARKING LOT	Parking Stalls	
		2016	2021
MSC	Mayo Support Center Parking	775	753
<b>MAYO SPECIAL DISTRICT LOT SUBTOTAL</b>		775	753
<b>MAYO SPECIAL DISTRICT EMPLOYEE PARKING TOTAL</b>		<b>775</b>	<b>753</b>

### OUTSIDE of DISTRICT (Mayo Owned or Leased) (Employee)

CODE	PARKING RAMP   LOT	Parking Stalls	
		2016	2021
16	West Foundation House – Parking Lot 16	28	0
17	East Foundation House – Parking Lot 17	35	35
35	East Shuttle Lot – Parking Lot 35	887	870
36	West Shuttle Lot – Parking Lot 36	922	936
38	Parking Lot 38	NA	736
2915	2915 Building	131	123
CP	Mayo Employee Federal Credit Union-Canal Place	25	25
CU	Mayo Employee Federal Credit Union-Cascade Lake	83	86
FF	41 <sup>st</sup> Street Professional Building	NA	1,088
NE	Mayo Family Clinic Northeast	163	171
NW	Mayo Family Clinic Northwest	264	148
SDSC	Superior Drive Support Center	859	1,111
SE	Mayo Family Clinic Southeast	80	156
TD	Technology Drive	248	181
TR	Third Street Ramp (Rental Spaces)	336	0
<b>MAYO OWNED SUBTOTAL</b>		4,061	5,666

\* No longer outside of the Medical Institutional Sub-Districts

<b>OUTSIDE of DISTRICT EMPLOYEE PARKING TOTAL</b>	<b>4,061</b>	<b>5,666</b>
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December 15, 2021



## PART 5.0 | CAMPUS PARKING and VEHICULAR CIRCULATION

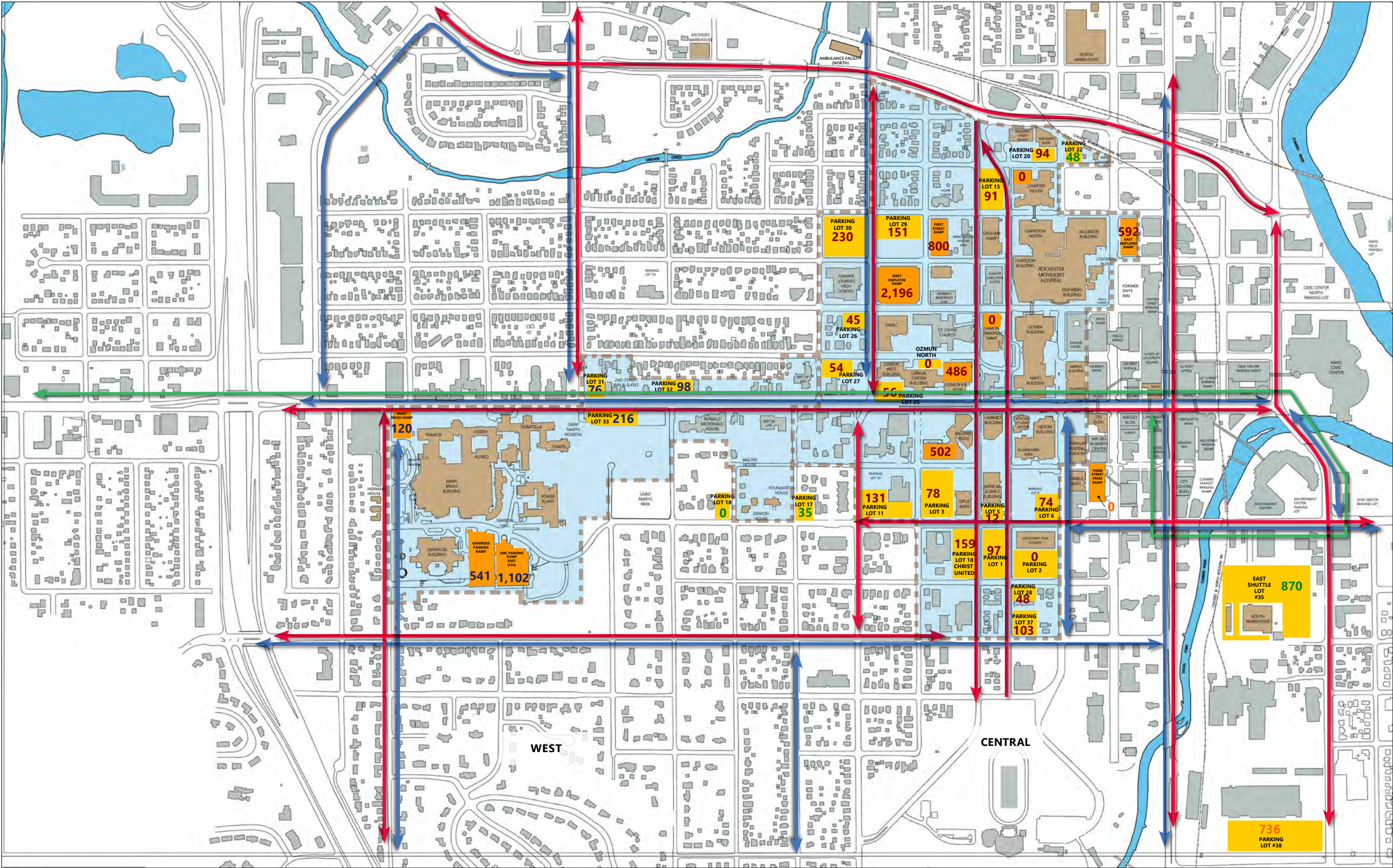
### SUMMARY OF TOTALS

PARKING RAMP	Parking Stalls	
	2016	2021
Central Sub-District Employee Parking Total	7,150	6,043
West Sub-District Employee Parking Total	2,411	2,153
Mayo Special District Employee Parking Total	775	753
Outside District Employee Parking Total	4,061	5,666
<b>MAYO ROCHESTER – EMPLOYEE PARKING TOTAL</b>	<b>14,397</b>	<b>14,615</b>

November 19, 2021

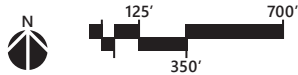






SAINT MARYS CAMPUS PARKING STALLS    DOWNTOWN CAMPUS PARKING STALLS    OUT OF DISTRICTS - OWNED PARKING STALLS    OUT OF DISTRICTS - LEASED PARKING STALLS    SURFACE    RAMP    CAR CIRCULATION    BUS CIRCULATION    FUTURE BRT CIRCULATION

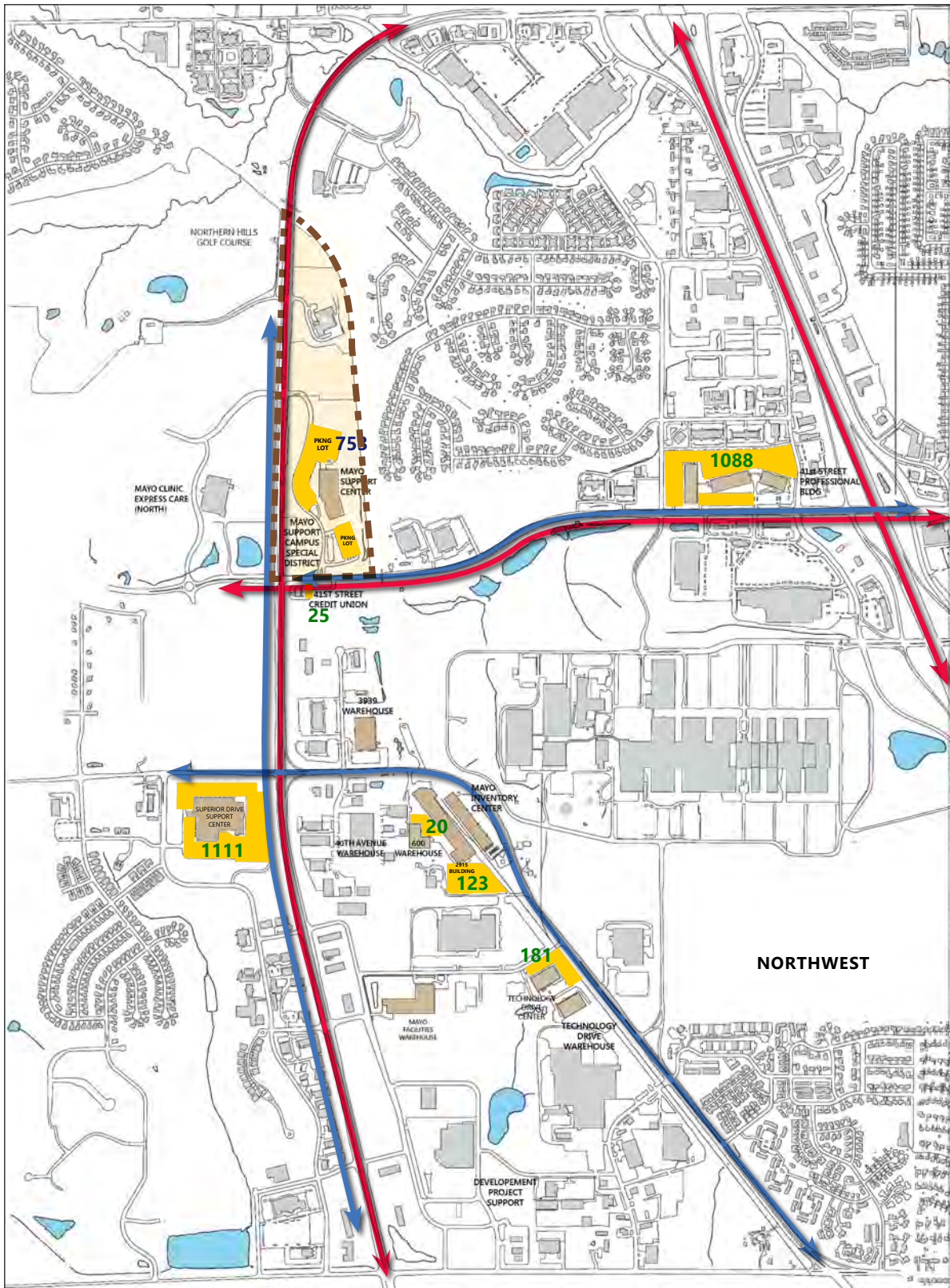
DECEMBER 15, 2021



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# EMPLOYEE PARKING & CIRCULATION



**NORTHWEST CAMPUS**  
PARKING STALLS

**OUT OF DISTRICTS - OWNED**  
PARKING STALLS

**OUT OF DISTRICTS - LEASED**  
PARKING STALLS

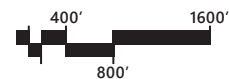
**SURFACE**

**RAMP**

**CAR CIRCULATION**

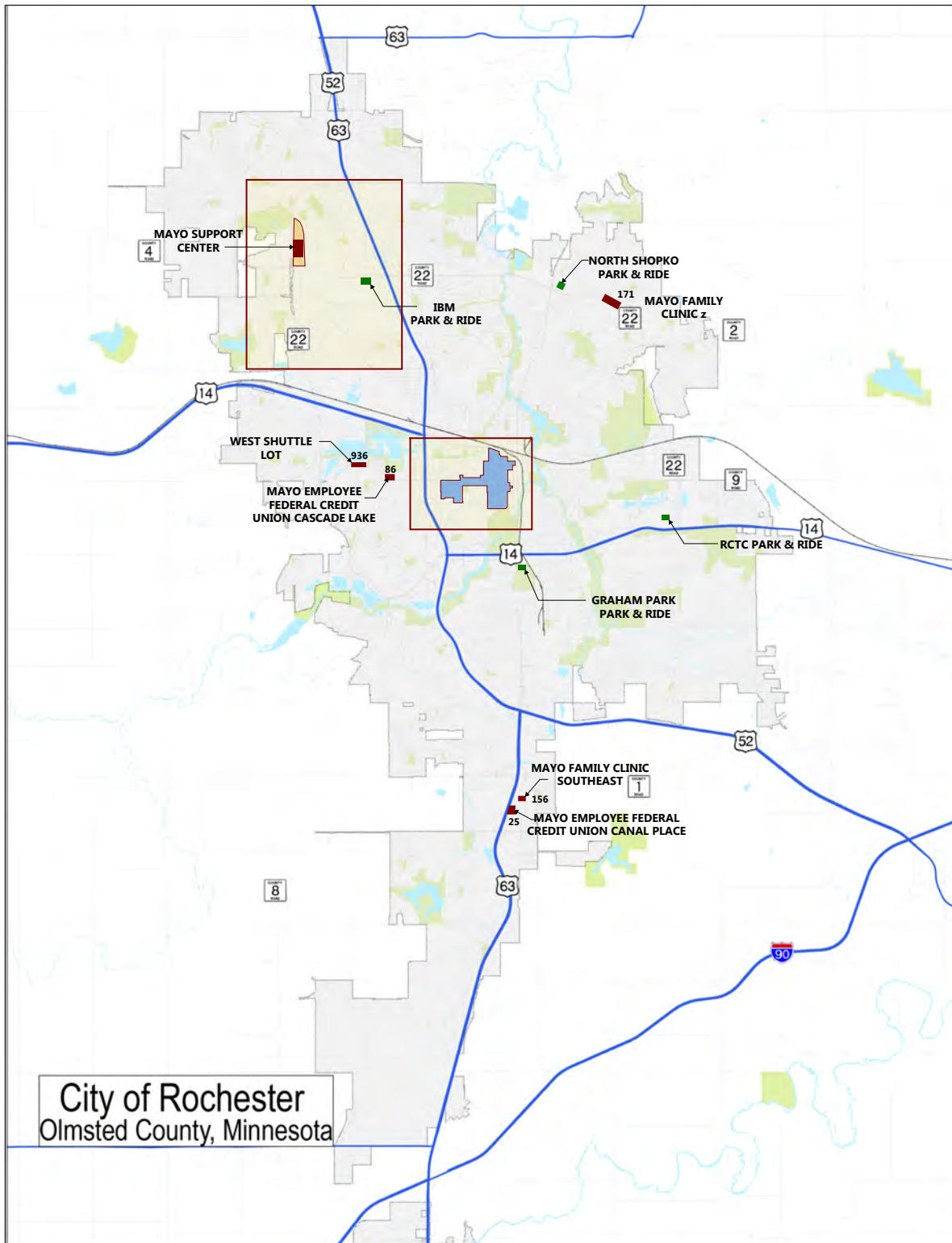
**BUS CIRCULATION**

DECEMBER 15, 2021



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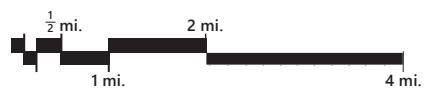
# MAYO EMPLOYEE PARKING



■ ■ MAYO DISTRICTS   
 ■ PARK & RIDE   
 ■ SHUTTLE LOT

City of Rochester  
Olmsted County, Minnesota

DECEMBER 15, 2021



B | W | B | R



## PART 6.0 | MATERIALS HANDLING and DISTRIBUTION, SUBWAYS and SERVICE DOCKS

December 15, 2021



B | W | B | R

6.0

## PART 6.0 | MATERIALS HANDLING and DISTRIBUTION, SUBWAYS and SERVICE DOCKS

The graphics on the following pages illustrate the network for receiving and distributing materials in support of Mayo Clinic operations at facilities throughout the City of Rochester.

### Material Distribution Concept

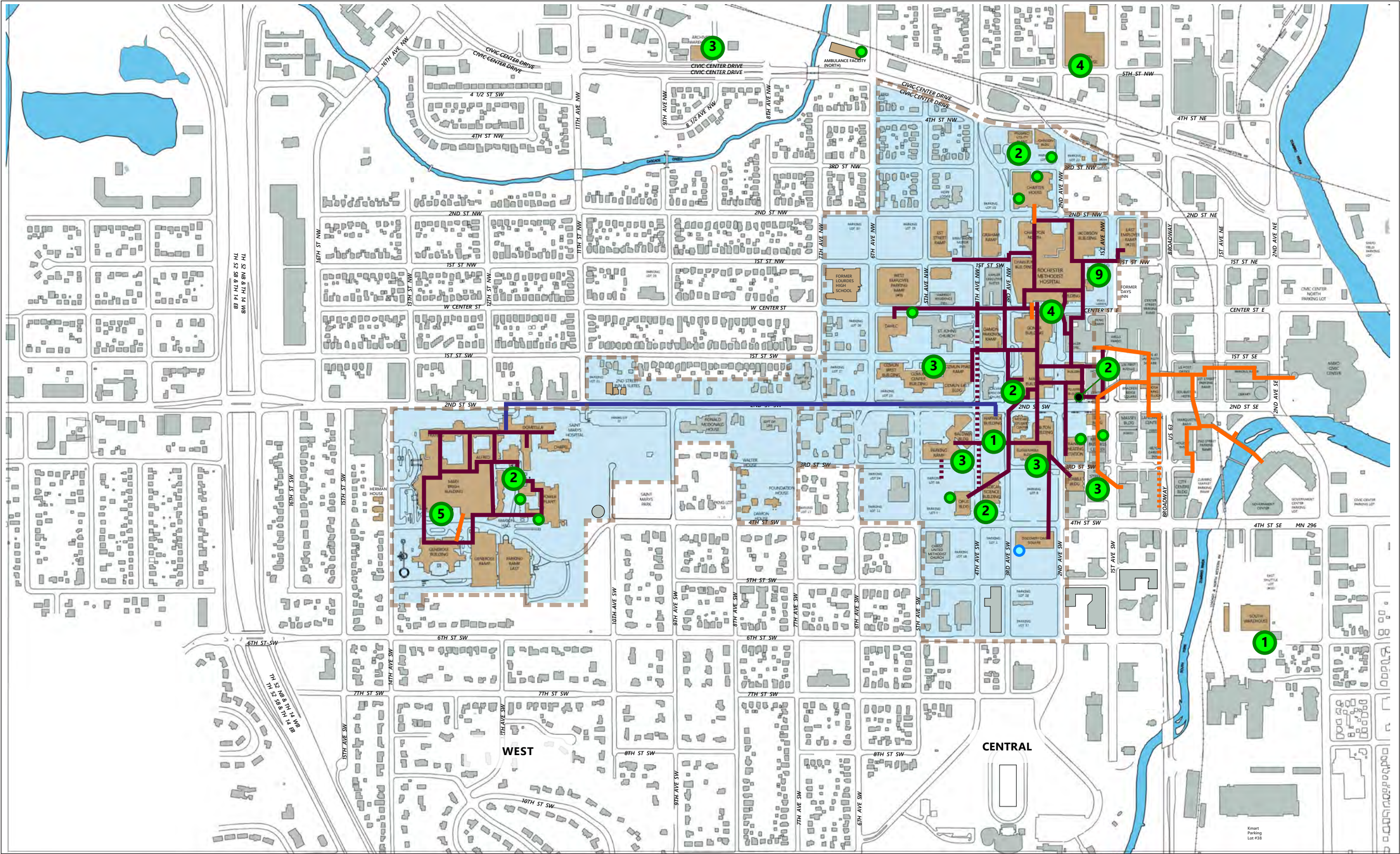
The Mayo system for material receipt and distribution is predicated on the idea of decentralized receiving and storage in order to reduce on-campus traffic congestion, pollution and improved safety in the medical districts.

#### Key Elements

- Remote off-campus warehouses and docks are utilized for bulk receiving, storage, and breakout of over-the-road shipments.
- Peripheral on-campus docks are located for specific receiving and shipping to alleviate congestion and to be proximate to end use or point of collection.
- Interconnecting subway system allows low-impact movement of materials between docks and facilities.
- Pneumatic tube and Electronic Track Vehicle (ETV) transport lab samples, medications, and other small items within and between Mayo downtown and Saint Marys campus facilities.
- Digital Technology for information storage and transfer; is continuing to reduce the need for mechanical transport of images, mail, laboratory results, and medical records.
- Mayo Clinic continues to reduce congestion by moving processes outside the downtown medical districts.

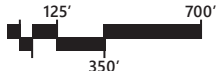






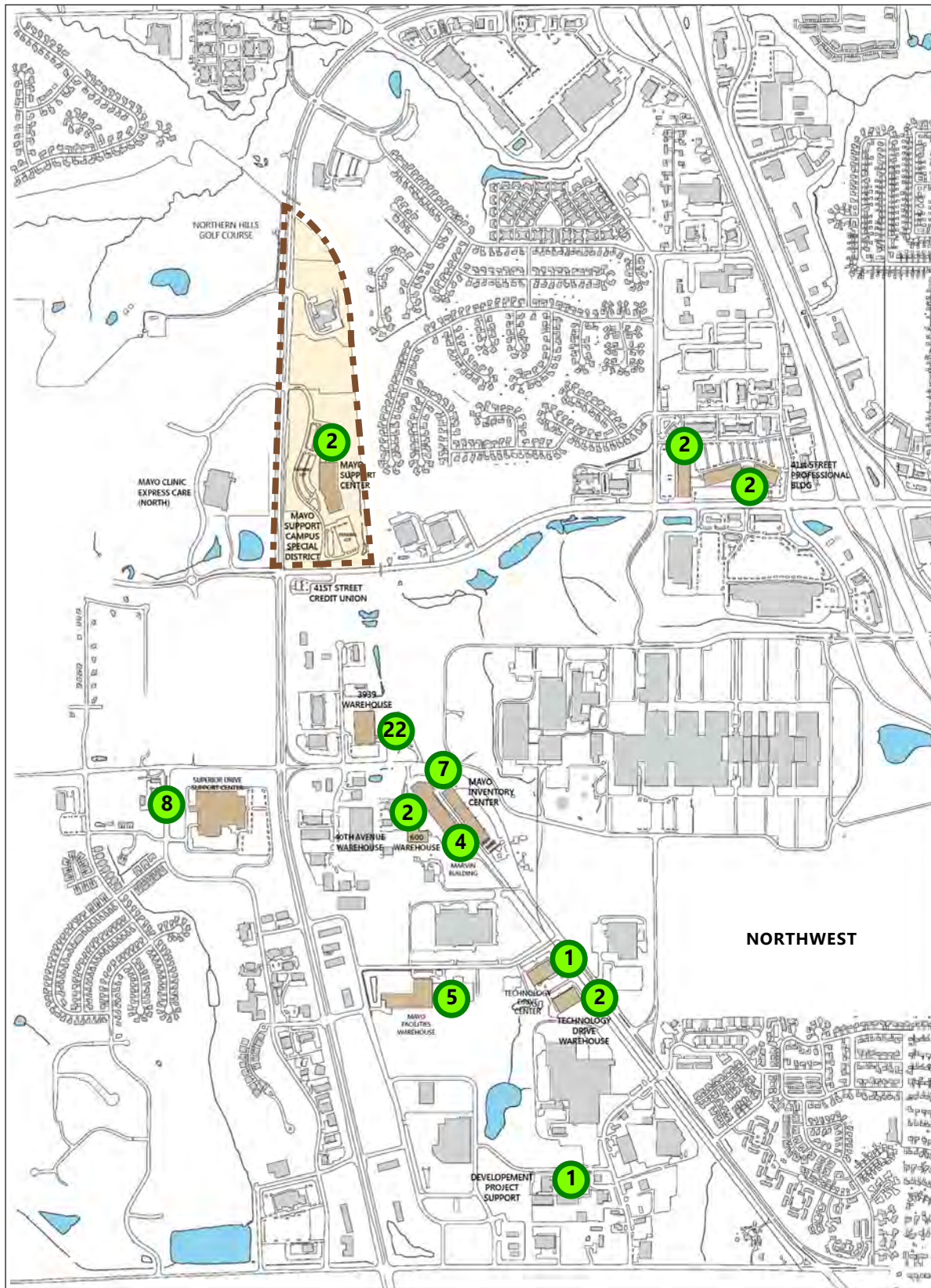
EXISTING SKYWAYS    EXISTING SUBWAYS    PNEUMATIC TUBE    FUTURE    2 MAJOR DOCKS w/No. OF DOCK    MINOR DOCKS    LEASED DOCKS

DECEMBER 15, 2021



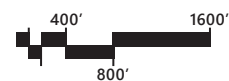
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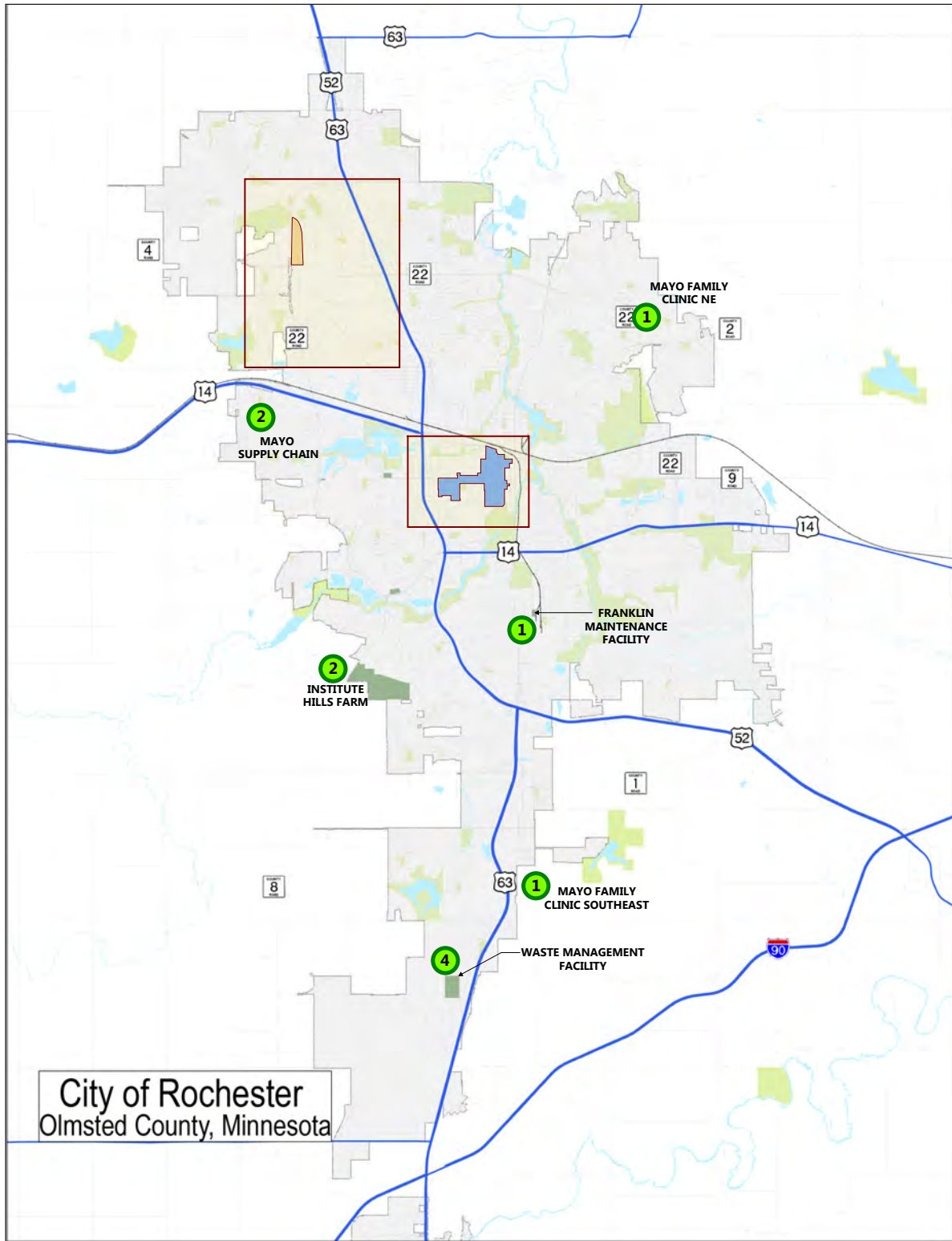


**2** MAJOR DOCKS  
w/No. OF DOCK

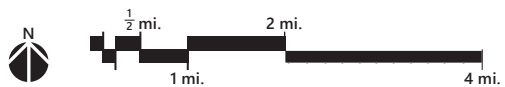
December 15, 2021



B | W | B | R



December 15, 2021



BWBR

## PART 7.0 | UTILITY INFRASTRUCTURE

December 15, 2021



B | W | B | R

7.0



## PART 7.0 | UTILITY INFRASTRUCTURE

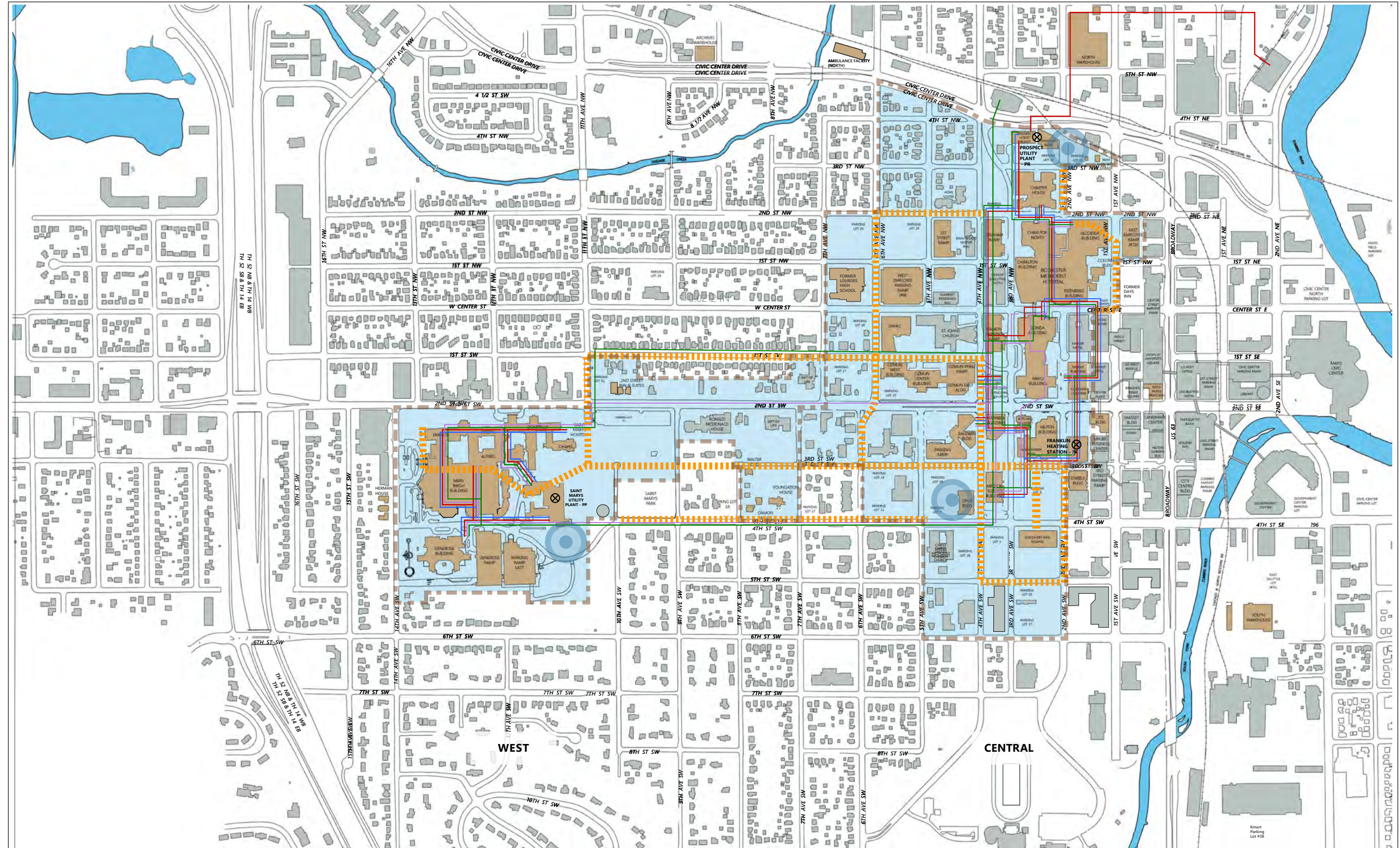
The graphics on the following pages illustrate the network for producing and distributing utilities throughout the Downtown and Saint Marys campuses. Generation of Mayo's steam, chilled water, and electricity is centered around Franklin Heating Station, Prospect Utility Plant, and Saint Marys Power Plant. Distribution occurs through the subway utility tunnels.

### Current and Proposed Improvements

- Reliability and resilience electrical distribution ties occur between campuses. Additional capacity from RPU is planned to provide redundancy for the medical districts.
- DMC resiliency of systems connects both campuses with utility distribution, communication networks and nearly all Mayo buildings.
- Strategies for future provision of communication, steam, chilled water, and electrical utilities are being studied. Potential routes for extension of the utility tunnel loop are also being planned for potential growth in the Central Sub-District. The potential for adding production capacity at the north and south perimeters of the downtown campus and Saint Marys campus is under consideration in response to growth projections.
- Ongoing coordination with the City of Rochester utility improvements and DMC projects.
- Mayo Clinic sustainability program goals include energy conservation as a key focus of the program.

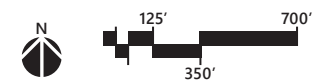






— COMMUNICATION LINE
 — ELECTRICAL LINE
 — STEAM LINE
 — CHILLED WATER
 - - - FUTURE
 ● POTENTIAL SITES FOR FUTURE UTILITY PLANT

DECEMBER 15, 2021



B | W | B | R



## PART 8.0 | URBAN GREEN SPACE

December 15, 2021



B | W | B | R



## PART 8.0 | URBAN GREEN SPACE

The graphics on the following pages present a landscape framework of public and private lands that together can create a unique green space network in Rochester, particularly in the center of the City. Mayo is committed to improving and expanding green spaces on its campuses, as evidenced by a number of significant open space developments which already exist. Mayo also intends to monitor DMC-related urban planning recommendations related to urban green space.

### Public Parklands

The area in and around the Special Medical Districts has substantial public parklands including Soldiers' Field and Saint Marys Park to the south, and Kutzky Park to the northwest. Central Park and the Zumbro River Corridor also provide open space opportunities in central Rochester.

The downtown Mayo campus is located between the Zumbro River and Cascade Creek, which have benefitted from many improvements due to floodway infrastructure. With its large campus area, Saint Marys has significant topographic and open green space attributes.

### Gateways and Campus Portals

Gateway locations have been established at the campus edges where vehicles enter from multiple directions. This includes portals at the north end of 3rd /4th Avenues at Civic Center Drive and at the west end of 2nd Street Southwest at 14th Avenue (near its intersection with Highway 52). A gateway is also planned for the northern portal to the Saint Marys campus at the intersection of 2<sup>nd</sup> Street and 11<sup>th</sup> Avenue Southwest as part of the DMC Saint Marys Place. As the southern edge of the downtown campus is developed, locations under consideration for additional portal identification include intersections along 6<sup>th</sup> Street Southwest near Broadway, particularly at the convergence of the University of Minnesota Rochester and Mayo campuses. Campus portals can be structural and/or landscaped places which respond to the context of each proposed gateway.

As for pedestrian portals between individual DMC districts, wayfinding or place-making elements will be considered along with landscape and structural elements. The location of these portals will emerge as the design of individual DMC districts occur.

### Boulevards

Several area streets are important to the character of both the Mayo campuses and downtown Rochester. So it would be appropriate to treat them as boulevards with trees, special lighting, and landscaping. Recently completed upgrades include the north side of 2<sup>nd</sup> Street Southwest, where boulevard tree planting has been completed, and the boulevards fronting the Jacobsen Building. Other targeted areas include Civic Center Drive, Broadway, and 6<sup>th</sup> Street Southwest from Broadway to 4<sup>th</sup> Avenue. Growing conditions for boulevard plantings have been improved with the adoption of policies which reduce winter salt usage and parking lot runoff. Modified snow removal techniques are also beneficial.

The 3<sup>rd</sup> and 4<sup>th</sup> Avenues corridor, extending north-south through the Mayo Clinic downtown campus, has the potential for the development of a sequence of gardens and small parks, one of which has already been established south of the Harwick Building and another with the new Statuary Park developed at the Gonda Building entry. As a linkage with such parks, the frontage along both streets should be fully landscaped from 6<sup>th</sup> Street Southwest to Civic Center Drive. Given the density of zero lot line structures in this corridor, new structures should allow for green space development where possible.

December 15, 2021



## PART 8.0 | URBAN GREEN SPACE

The 4<sup>th</sup> Street and 6<sup>th</sup> Street Southwest corridors each have their own special residential character, which should be respected between the Saint Marys campus and South Broadway, as they are upgraded with lighting and plantings.

### Green Spaces and Places

Mayo continues to establish and maintain small, landscaped green spaces in the downtown campus to improve the public perception and experience. The green spaces include the Annenberg Plaza and the Feith Family Statuary Park at the Mayo/Gonda Building complex, the south lawn, sculpture court and green spaces at the Ozmun Building, the south courtyard at the Harwick Building, and numerous other small spaces which contribute to the network of urban green space, which now includes 3 new rain gardens to help slow surface run-off.

The 50+ acre Saint Marys campus has significant green space with the sensitively landscaped buffer along 10<sup>th</sup> Avenue and 6<sup>th</sup> Street Southwest, as well as highly developed areas such as the Peace Garden and Edith Graham Courtyard. The Patient Plaza and green space at the Mayo Campus Gateway at 14<sup>th</sup> Avenue and 2<sup>nd</sup> Street is made possible by locating the visitor parking underground.

At the Superior Drive Support Center campus, 2.5 acres of new landscaping has been installed, including 2,500 perennials and 40 trees, along with a storm water detention pond.

Mayo continues to landscape and green its open spaces as opportunities occur, and supports others, such as the Calvary Episcopal, St. Johns Church and the Hope Lodge which provide very important contemplative spaces in and around the medical campus.

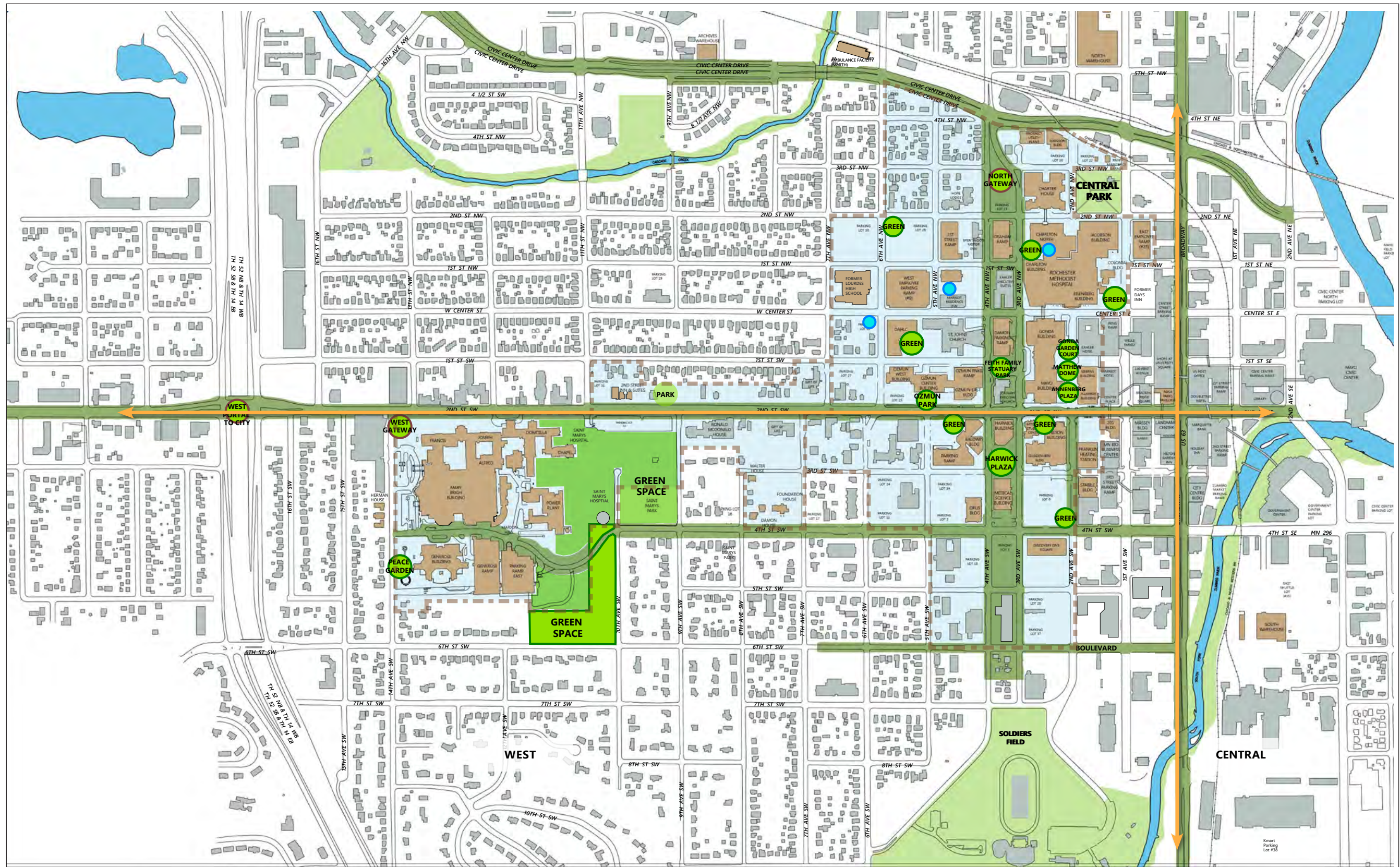
As the campus continues to develop, the goal of providing an enhanced patient experience may suggest the need to vacate certain streets to provide significant green/open space, and provide texture and color for pedestrian areas.

### Green Pathways

Enhanced Pedestrian and Bike Path connections should be established through the Kutzky neighborhood linking Cascade Creek with the Saint Marys Campus as well as a link from the Cascade Creek Pedestrian/Bike Path into Downtown. Similarly, connections to the Zumbro River Paths and to Soldiers Field should be encouraged.

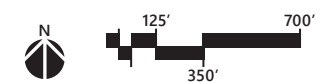






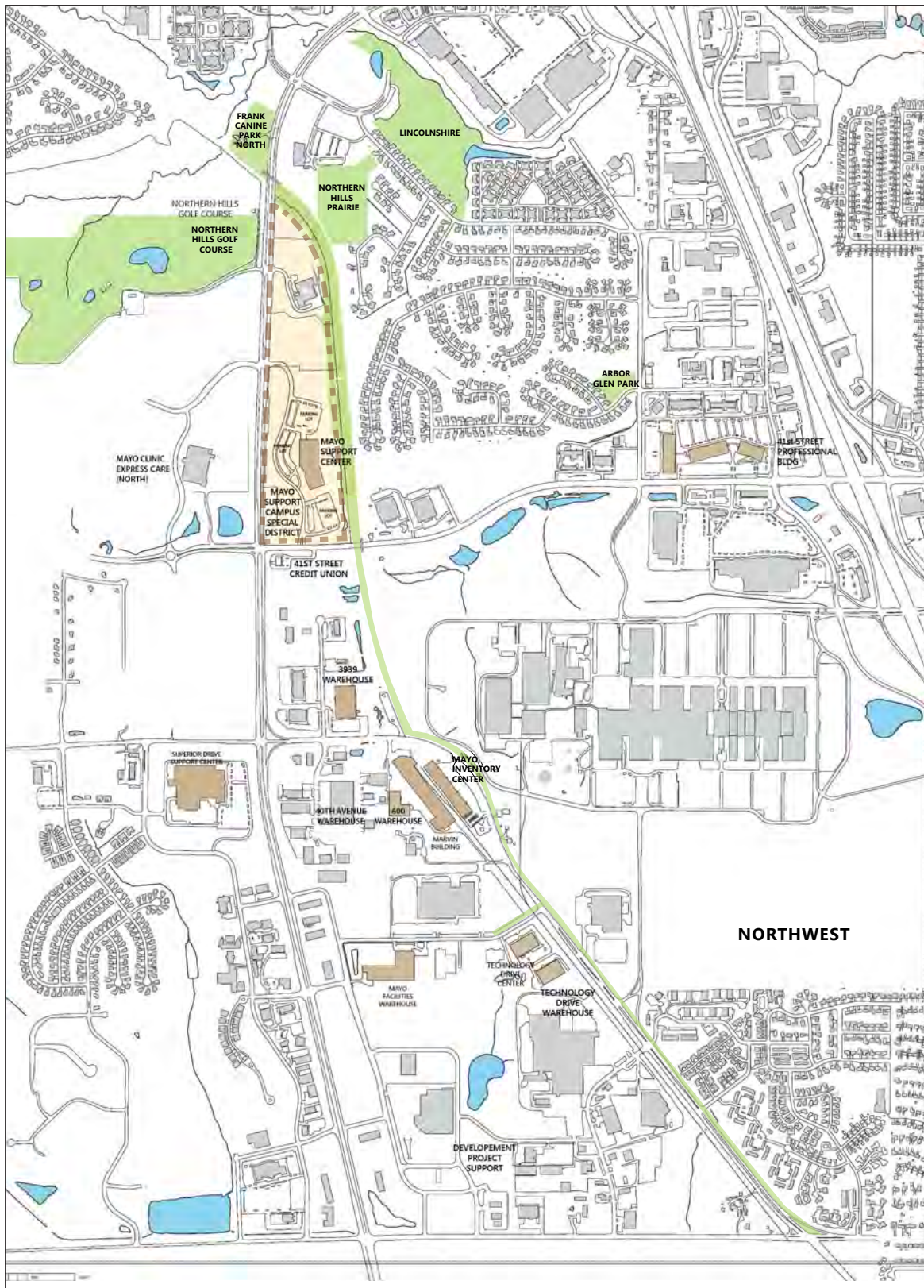
■ MAYO PARK AND GREEN SPACE 
 ■ GATEWAY LOCATIONS 
 ■ CITY PARKS AND GREEN SPACE 
 ■ MAJOR PARKWAYS 
 ■ TRANSIT CORRIDOR 
 ● MAYO RAIN GARDEN

DECEMBER 15, 2021



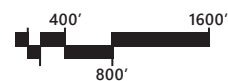
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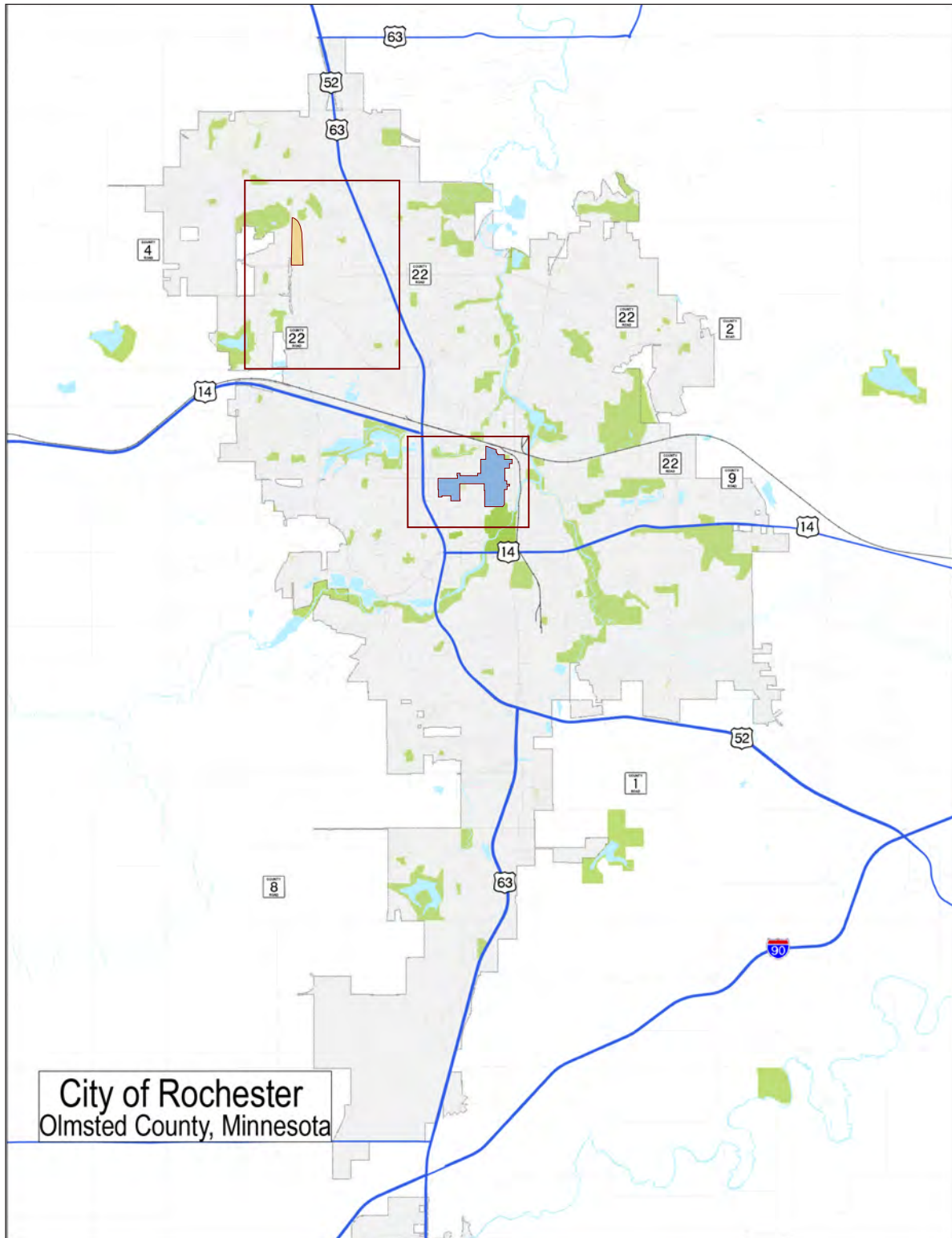


■ PARKS AND GREEN SPACE ■ PEDESTRIAN ZONE

December 15, 2021



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■ PARKS AND GREEN SPACE

December 15, 2021



B | W | B | R

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

December 15, 2021



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## 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. DMC-related decisions may also impact project locations.



**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 of the Gonda Building.
- C-106 Phase Three vertical expansion of Gonda Building.
- C-107 Continued phased renovations of all downtown campus buildings.
- 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, or Block 44.
- C-115 Kellen Building Construction and Fit up
- C-116 2 & 3 Discovery Square Buildings: 1, 2 & 3 Discovery Square Tenant Space Fit Ups

***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 Block 12.
- C-206 Discovery Square Parking Ramp
- C-207\* East Lot Parking Structure

***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 10 and 11).
- 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 Subway at Hilton

\*Outside of existing Medical Campus Subdistrict Boundaries



**Support**

- C-310 Potential building, chiller & utilities on Block 12.
- C-311 New South Utility and Plant (blocks 2, 14 or 6).
- C-312 201 Site, mixed use structure
- C-313\* Block 37 Loading Dock & Mixed Use Project
- C-314 Downtown Campus utilities expansion/replacement.

\*Outside of existing Medical Campus Subdistrict Boundaries

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**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 2<sup>nd</sup> St. SW and 11<sup>th</sup> Avenue SW
- W-102 Continued phased renovation of all Saint Marys Campus buildings.
- W-103 Horizontal expansion of the Generose Building.
- W-104 Bed tower expansion of East of Nasseff Tower
- W-105 Partial or full enclosure of Edith Graham Courtyard for patient and family functions. Upgrade landscape treatment of Francis Courtyard.
- W-106 Vertical expansion above the Mary Brigh Underground Visitor/Staff Parking Ramp, South of the entry plaza.
- W-107 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.

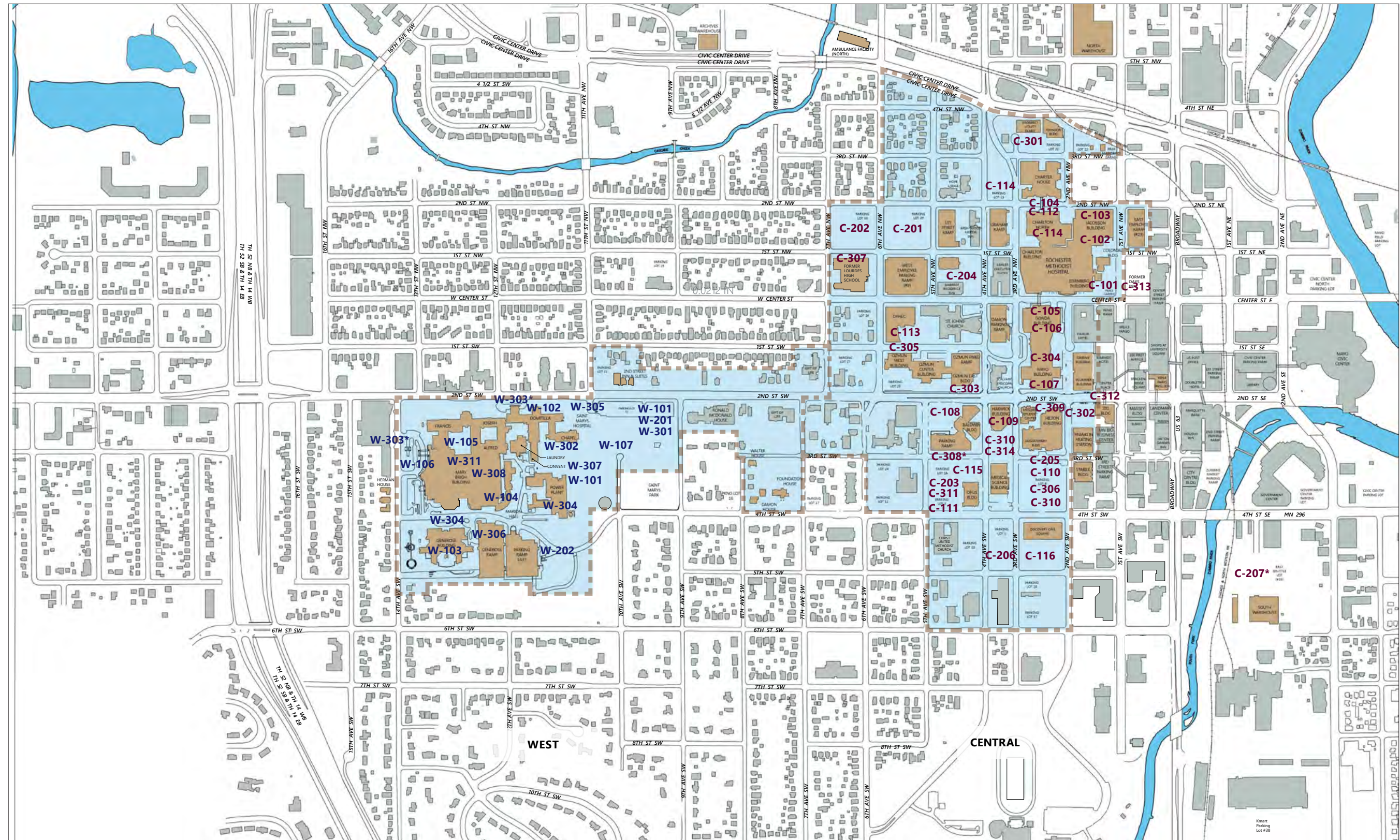
***Support***

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

\*Outside of existing Medical Campus Subdistrict Boundaries









**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**

**MAYO SUPPORT CENTER SUB-DISTRICT – Construction Projects**

***Medical***

S-101 Northwest Primary Care.

***Parking***

S-201 Parking ramp at South.

S-202 Parking ramp at North.

***Support***

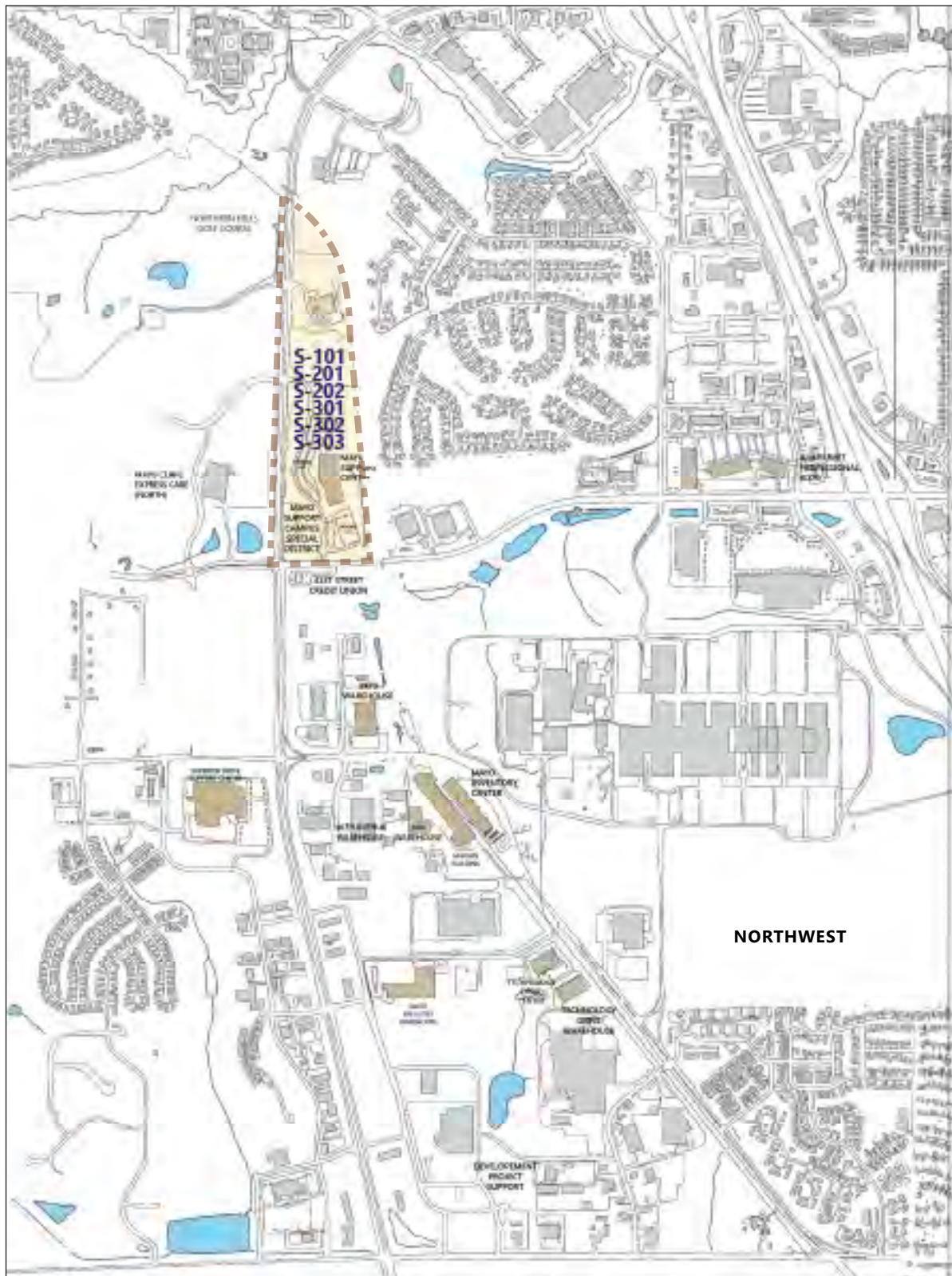
S-301 Administration office and support buildings.

S-302 Underground utilities loop.

S-303 Phased renovation of all buildings in district.

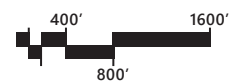






## 5 NORTHWEST CAMPUS POTENTIAL PROJECTS

DECEMBER 15, 2021



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**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**

**OUTSIDE MEDICAL SUB-DISTRICTS – Other Potential Planning / Projects**

1. Underground subway connections to Bus Rapid Transit at Saint Marys Campus, 6<sup>th</sup> Ave., and 2<sup>nd</sup> Ave.
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. Potential vertical expansion of Archive Warehouse.
5. Expansion of Facilities Warehouse.
6. Construction of an Employee Parking Ramp and Support Building at East Lot.
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. Provision of freezer storage warehouse (2915 Warehouse).
13. Expansion of Technology Drive Warehouse or creation of additional office space in NW.
14. Replacement of materials transport, utility and pneumatic tube connections between Central and West Sub-districts (to be coordinated with reconstruction of 1st Avenue SW).
15. Expansion of Mayo Family Clinic Northeast.
16. Expansion / renovation of Superior Drive Support Center.
17. Lab Expansion (SDSC Phase II Building).
18. Lab Expansion (SDSC Phase IV Parking Ramp).
19. Building renovation of 41st Street Building.
20. Cell therapy lab/GMP facility (potential locations- DMC district, NW Warehouse, 41<sup>st</sup> Street Building).
21. Phased renovation of all buildings in district.
22. Relocation of Recycling Center from East Parking Lot, with location to be determined.
23. Consolidated Service Center, with location to be determined.



## **PART 10.0 | APPENDICES:**

Glossary of Terms  
City Plat Block Numbers  
Building Addresses and Abbreviations  
Central Development Core Zoning District Regulations  
Medical Institutional Campus Special District: Zoning Ordinances #2726 (1991),  
#3669 (2004) & #4052 (2011) Mayo Support Campus Special District:  
Zoning Ordinance #3534 (2003)  
City of Rochester Community Development Response Letter

December 15, 2021



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## PART 10.0 | APPENDICES:

### GLOSSARY OF TERMS

December 15, 2021



## GLOSSARY OF TERMS

### **BGSF (Building Gross Square Feet)**

The total area of a facility including outside walls, mechanical spaces and canopies.

### **BUILDABLE AREA**

The area of a lot remaining after the minimum yard or setback requirements have been met.

### **FAR (Floor Area Ratio) - Individual Parcel**

The ratio of the total floor area of buildings on a certain location to the size of the lot it is on, or the limit imposed on such a ratio. A F.A.R. of 2.0 indicates that the total floor area of a building is two times the gross area of the plot on which it is constructed, as would be found in a multiple-story building.

### **FAR (Floor Area Ratio) - Overlay Zone**

The ratio of the total floor area of buildings within the overlay zone to the area of property owned within the overlay zone and transition zones, or the limit imposed on such a ratio. A F.A.R. of 2.0 indicates that the total floor area of Mayo buildings is two times the gross area of Mayo's land area within the overlay & transition zones.

### **FTE (Full Time Equivalent)**

A unit to measure employed persons or students in a way that makes them comparable although they may work or study a different number of hours per week.

### **INFRASTRUCTURE**

The underlying foundation, framework and system supporting a building or city, including roads, water supply, sewers, electrical grids, telecommunications, etc.

### **NON-CONTIGUOUS SUPPORT**

To minimize congestion and other potential impacts, Mayo Clinic has decentralized many Support Facilities to dispersed sites outside the Primary Medical-Institutional areas where possible. Buildings on these non-contiguous parcels are subject to underlying, existing zoning code provisions.

### **PRIMARY MEDICAL INSTITUTIONAL**

The two areas, which correspond to the Mayo Clinic and Rochester Methodist Hospital ("Central Sub-District") and Saint Marys Hospital ("West Sub-District") campuses, create a Medical Institutional Special District with two sub-districts, each with their own zoning constraints. These two areas include the core of Mayo Clinic institutional uses, In-Patient and Out-Patient Medical Care as well as Education and Research functions and related medical support functions.

### **PUBLIC UTILITY**

Any person, corporation or government entity supplying gas, electric, transportation, water, sewer or land line telephone service to the general public.



**SETBACK**

The minimum separation in linear feet, measured on a horizontal plane, required between the wall of a building and each of its lot lines at a given height.

**SITE AREA**

All land area within the site as defined in the deed. Area shall be from an actual site survey rather than from a deed description.

**SPECIAL DISTRICT**

The effect of a special district designation shall be as an overlay district. The regulations established in special district legislation shall supersede the regulations of the underlying zoning district. To the extent they are not inconsistent with the special district regulations, the underlying zoning district requirements shall remain in effect.

**TRANSITION AREA(S)**

Transition Areas are located at the periphery of both the Central and West Primary Medical-Institutional Sub-Districts. These are intended to provide a buffer, or physical transition, between large-scale, active uses and adjacent neighborhood residential. Some Primary Medical-institutional uses may occur in transition areas, which will have more zoning restrictions, although the emphasis in such areas will be Extended-Care, Housing and Support Functions.

**USE**

The purpose or activity for which land or buildings are designed, arranged or intended, or for which land or buildings are occupied or maintained.

**ZONING MAP**

The map or maps which are a part of city ordinances and delineate the boundaries of the zoning districts.





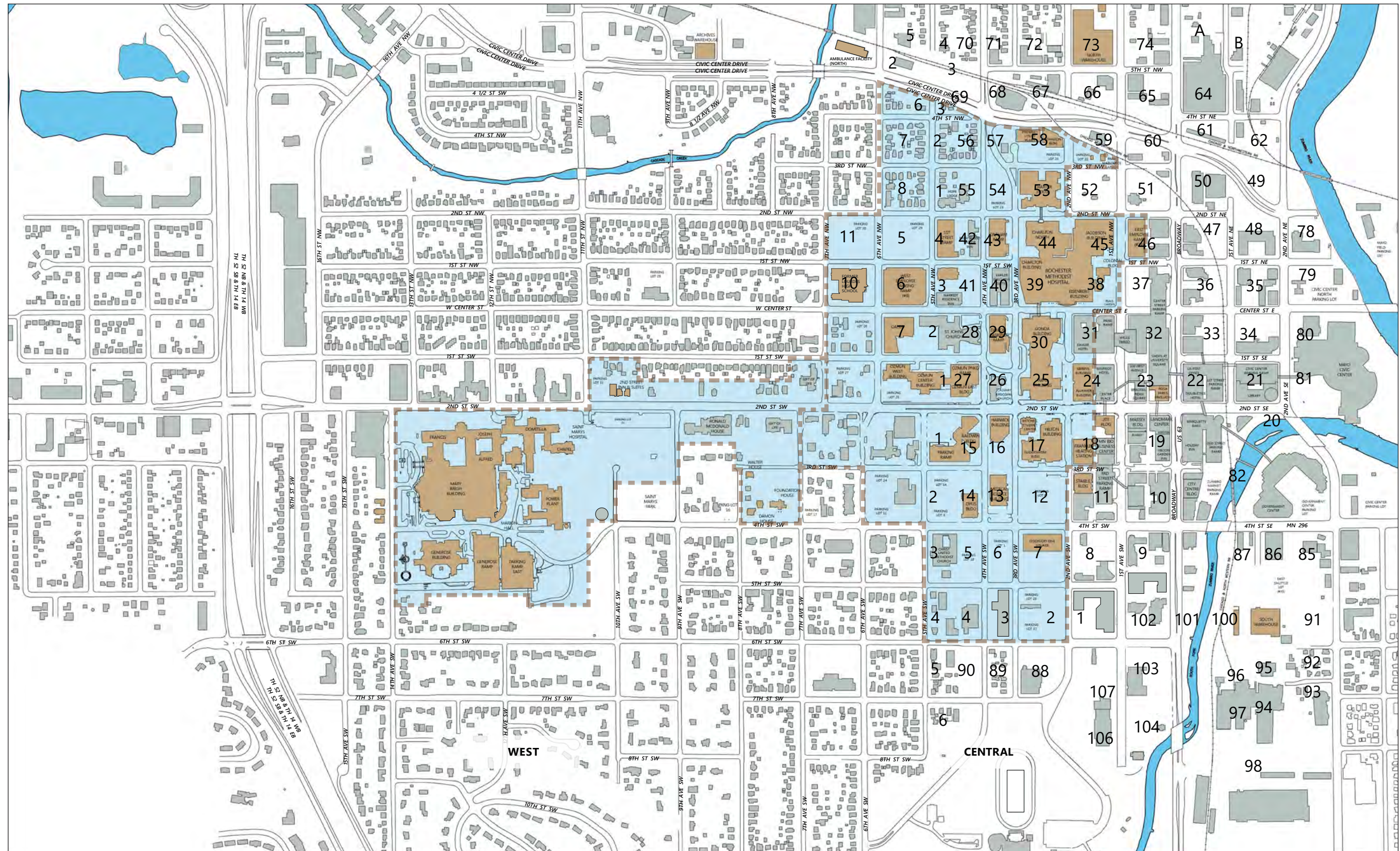
## PART 10.0 | APPENDICES:

### CITY PLAT BLOCK NUMBERS

December 15, 2021









## PART 10.0 | APPENDICES:

BUILDING ADDRESSES AND ABBREVIATIONS  
MAYO PARKING MAPS

December 15, 2021





CODE	BUILDING NAME	BUILDING ADDRESS
A1	Ambulance Facility North	501 Sixth Avenue N.W., Rochester, MN 55901
A2	Ambulance Facility South	7126 L. C. Drive S.W., Rochester, MN 55901
AH	Assisi Heights	1001 14 Street N.W., Rochester, MN 55901
AL	Alfred Building	1216 Second Street S.W., Rochester, MN 55905
AW	Archive Warehouse	835 Fifth Street N.W., Rochester, MN 55901
BA	Baldwin Building	221 Fourth Avenue S.W., Rochester, MN 55905
BB	Minnesota Bio-Business Center	221 First Avenue S.W., Rochester, MN 55902
BK	Brackenridge Building+	21 Second Street S.W., Rochester, MN 55902
BL	Blakely Building	210 First Avenue S.W., Rochester, MN 55902
BR	Baldwin Parking Ramp 8	221 Fourth Avenue S.W., Rochester, MN 55902
CB	City Centre	310 South Broadway, Rochester, MN 55901
CE	Centerplace Building,	155 First Avenue S.W., Rochester, MN 55902
CF	Center 41st Professional Building	3033 41st Street N.W., Rochester, MN 55901
CH	Charlton Building	10 Third Avenue N.W., Rochester, MN 55905
CL	Chapel	1216 Second Street S.W., Rochester, MN 55905
CN	Charlton North	10 Third Avenue N.W., Rochester, MN 55905
CO	Colonial Building,	9 First Avenue N.W., Rochester, MN 55901
CP	Mayo Employees Federal Credit Union - Canal Place	4463 Canal Place S.E., Rochester, MN 55904
CR	Charter House	211 2nd Street N. W., Rochester, MN 55901
CR	Charter House Ramp	211 2nd Street N. W., Rochester, MN 55901
CT	Convent	1216 Second Street S.W., Rochester, MN 55905
CU	Mayo Employees Federal Credit Union - Cascade Lake	130 23rd Avenue S.W., Rochester, MN 55902
DA	Dan Abraham Healthy Living Center	565 First Street S.W., Rochester, MN 55902
DH	Damon House	322 Eighth Avenue S.W., Rochester, MN 55902
DO	Domitilla Building	1216 Second Street S.W., Rochester, MN 55905
DP	Development Project Support Facility	3400 22nd Street N.W., Rochester, MN 55901
DR	Damon Parking Ramp	15 Third Avenue S.W., Rochester, MN 55905
ER	SMC East Employee Ramp - Parking Lot 34	1216 Second Street S.W., Rochester, MN 55905
EI	Eisenberg Building	201 West Center Street, Rochester, MN 55902
ET	East Tower	1216 Second Street S.W., Rochester, MN 55905
F1	Franklin Warehouse	1900 Third Avenue SE, Rochester, MN 55901
FA	Foundation House Apartment	721 Fourth Street S.W., Rochester, MN 55902

CODE	BUILDING NAME	BUILDING ADDRESS
FF	41st Street Professional Building	4111 West Frontage Road Highway 52, Rochester, MN 55901
FH	Foundation House	701 Fourth Street S.W., Rochester, MN 55905
FK	Franklin Heating Station	119 Third Street S.W., Rochester, MN 55905
FW	Facilities Warehouse	3636 Technology Drive N.W., Rochester, MN 55901
FR	Francis Building	1216 Second Street S.W., Rochester, MN 55905
FS	Employee First Street Ramp 12	475 First Street N.W., Rochester, MN 55905
FT	4165 HWY 14 West	4165 Highway 14 W., Rochester, MN 55901
GC	Gold Cross North	501 Sixth Avenue N.W., Rochester, MN 55901
GD	Gold Cross South Station	7126 LC Drive S.W., Rochester, MN 55902
GE	Generose Building	1216 Second Street S.W., Rochester, MN 55905
GL	Gift of Life Transpl House 705	705 Second Street S.W., Rochester, MN 55902
GO	Gonda Building	100 Third Avenue S.W., Rochester, MN 55905
GP	Graham Parking Ramp	121 Third Avenue N.W., Rochester, MN 55905
GR	Graham Building Site	425 Third Avenue S.W., Rochester, MN 55905
GU	Guggenheim Building	222 Third Avenue S.W., Rochester, MN 55905
HA	Harwick Building	205 Third Avenue S.W., Rochester, MN 55905
HG	MCMT Fixed Wing Hangar Roch	7300 Brataas Drive SW, Rochester, MN 55902
HI	Hilton Building	210 Second Street S.W., Rochester, MN 55905
HO	7th Street Bus. Center-50 Bldg	50 Seventh Street N.E., Rochester, MN 55906
HL	Hope Lodge	411 Second Street N.W., Rochester, MN 55901
HN	Herman House-North Building	331 14th Avenue S.W., Rochester, MN 55902
HS	Herman House-South Building	371 14th Avenue S.W., Rochester, MN 55902
HT	Herman House-Treatment Building	351 14th Avenue S.W., Rochester, MN 55902
I2	Institute Hills East Barn	2200 Institute Road S.W., Rochester, MN 55902
I3	Institute Hills Hay Storage	2200 Institute Road S.W., Rochester, MN 55902
I4	Institute Hills Kennel	2200 Institute Road S.W., Rochester, MN 55902
I5	Institute Hills Low Rad. Storage	2200 Institute Road S.W., Rochester, MN 55902
I6	Institute Hills Storage Garage	2200 Institute Road S.W., Rochester, MN 55902
I7	Institute Hills West Barn	2200 Institute Road S.W., Rochester, MN 55902
IC	Mayo Inventory Center	3131 Valley High Drive N.W., Rochester, MN 55901
IH	Institute Hills Admin. Bldg	2200 Institute Road S.W., Rochester, MN 55902
IN	Incinerator	7123 LC Drive S.W., Rochester, MN 55901

CODE	BUILDING NAME	BUILDING ADDRESS
JB	Jacobson Building	190 Second Street N.W., Rochester, MN 55902
JO	Joseph Building	1216 Second Street S.W., Rochester, MN 55905
JP	Johnson Building	311 Second Avenue N.W., Rochester, MN 55901
LS	Lourdes Building	621 West Center Street, Rochester, MN 55905
KA	Kahler Grand Hotel	20 Second Avenue S.W., Rochester, MN 55902
KE	Kersten Building	211 South Broadway, Rochester, MN 55904
KP	Rochester Marriott Hotel	101 First Avenue S.W., Rochester, MN 55902
LC	Lanmark Center Building (Morgan Stanley)	14 Second Street S.W., Rochester, MN 55902
LY	Laundry Building	1216 Second Street S.W., Rochester, MN 55905
MA	Mayo Building	200 First Street S.W., Rochester, MN 55905
MB	Mary Brigh Building	1216 Second Street S.W., Rochester, MN 55905
ME	Mayo Employee Federal Credit Union - 41st Street	3990 41st Street N.W., Rochester, MN 55901
MH	Marian Hall	1216 Second Street S.W., Rochester, MN 55905
MI	Mitchell Student Center	226 Second Street S.W., Rochester, MN 55905
MR	Connolly site	424 Third Street S.W., Rochester, MN 55905
MS	Medical Sciences Building	321 Third Avenue S.W., Rochester, MN 55905
MY	Massey Building	202 First Avenue S.W., Rochester, MN 55902
N2	(40th) Fortieth Avenue Warehouse	3100 40th Avenue N.W., Rochester, MN 55905
NB	North Broadway Building	2720 North Broadway, Rochester, MN 55901
NE	Mayo Family Clinic NE	3041 Stonehedge Drive N. E., Rochester, MN 55906
NO	North Warehouse	105 Fifth Street N.W., Rochester, MN 55901
NX	Mayo Clinic Express Care North	3454 55th Street N.W., Rochester, MN 55901
OC	Ozmun Center Building	515 Second Street S.W., Rochester, MN 55905
OE	Ozmun East Building	515 Second Street S.W., Rochester, MN 55905
OG	1937 Building	1937 Seventh Street NW, Rochester, MN 55901
OL	Old Marian Hall	1216 Second Street S.W., Rochester, MN 55905
ON	109 Building	109 Third Street N.W., Rochester, MN 55901
OP	Opus Building	333 Fourth Avenue S.W., Rochester, MN 55902
OR	Ozmun Parking Ramp 21 (w/ Dock & Link)	281/2 Ninth Street S.E., Rochester, MN 55905
OS	One Discovery Square	202 Fourth Street S.W., Rochester, MN 55902
OW	Ozmun West Building	515 Second Street S.W., Rochester, MN 55905
PB	Rosa Parks Pavilion	195 South Broadway, Rochester, MN 55902



CODE	BUILDING NAME	BUILDING ADDRESS
PL	Plummer Building	100 Second Avenue S.W., Rochester, MN 55905
PP	Saint Marys Power Plant	1216 Second Street S.W., Rochester, MN 55905
PR	Prospect Utility Plant	233 Third Street N.W., Rochester, MN 55905
Q4	Alternative Learning Center	37 Woodlake Drive S.E., Rochester, MN 55904
Q5	Cascade Meadow	2900 19th Street N.W., Rochester, MN 559901
RE	Employee East Parking Ramp	110 First Avenue N.W., Rochester, MN 55905
RW	Employee West Parking Ramp	515 West Center Street, Rochester, MN 55905
SC	Seventh Street Business Center	112 Seventh Street N.E., Rochester, MN 55906
SE	Mayo Family Clinic Southeast	4544 Canal Place S.E., Rochester, MN 55904
SG	Service Building	1216 Second Street S.W., Rochester, MN 55905
SI	Siebens Building	100 Second Avenue S.W., Rochester, MN 55905
SN	Mayo Support Center	4001 41st Street N.W., Rochester, MN 55901
SS	Mayo Support Center South	4001 41st Street N.W., Rochester, MN 55901
ST	Stabile Building	150 Third Street S.W., Rochester, MN 55902
SU	Superior Drive Support Center	3050 Superior Drive N.W., Rochester, MN 55901
SW	South Warehouse	515 Third Avenue S.E., Rochester, MN 55905
SX	Mayo Clinic Express Care South	500 Crossroads Drive S.W., Rochester, MN 55902
TD	Technology Drive Center	3434 Technology Drive N.W., Rochester, MN 55901
TF	3551 Building	3551 Commercial Drive SW, Rochester, MN 55901
TH	3939 Warehouse	3939 Valley High Drive N.W., Rochester, MN 55901
TL	Travelers Hotel site	426 Second Street S.W., Rochester, MN 55902
TN	Marvin Building	2915 Valley High Drive N.W., Rochester, MN 55901
TO	201 Building	201 First Avenue S.W., Rochester, MN 55905
	Third Street Ramp	Third Street & First Avenue S.W., Rochester, MN 55902
TT	Thirty-Thirty-Three-Forty-First Street Building	3033 41st Street N.W., Rochest
TW	Technology Drive Warehouse	3448 Technology Drive N.W., Rochester, MN 55901
V2	Valley High Business Center North	3535 40th Avenue N.W., Rochester, MN 55901
VH	Valley High Business Center South	3425 40th Avenue N.W., Rochester, MN 55901
VN	428 Building	428 Third Avenue S.W., Rochester, MN 55902
VR	Mary Brigh Parking Ramp	1216 Second Street S.W., Rochester, MN 55905
W1	Walters Rental House 1	310 Eighth Avenue S.W., Rochester, MN 55902
W2	Walters Rental House 2	314 Eighth Avenue S.W., Rochester, MN 55902

CODE	BUILDING NAME	BUILDING ADDRESS
WE	West 41st Street Professional Building	3055 41st Street N.W., Rochester, MN 55901
WC	Wilson Cottage	Walnut Hill N.W., Rochester, MN 55901
WH	Walters House	304 Eighth Avenue S.W., Rochester, MN 55902
WF	Wells Fargo Center	21 First Street S.W., Rochester, MN 55901
WI	Wilson House	915 Walnut Hill N.W., Rochester, MN 55901
WR	Generose Parking Ramp	1216 Second Street S.W., Rochester, MN 55905
WS	Warehouse 600	3651 Valley High Drive N.W., Rochester, MN 55901
WT	Warehouse 2535	2535 Highway 14 West, Rochester, MN 55901



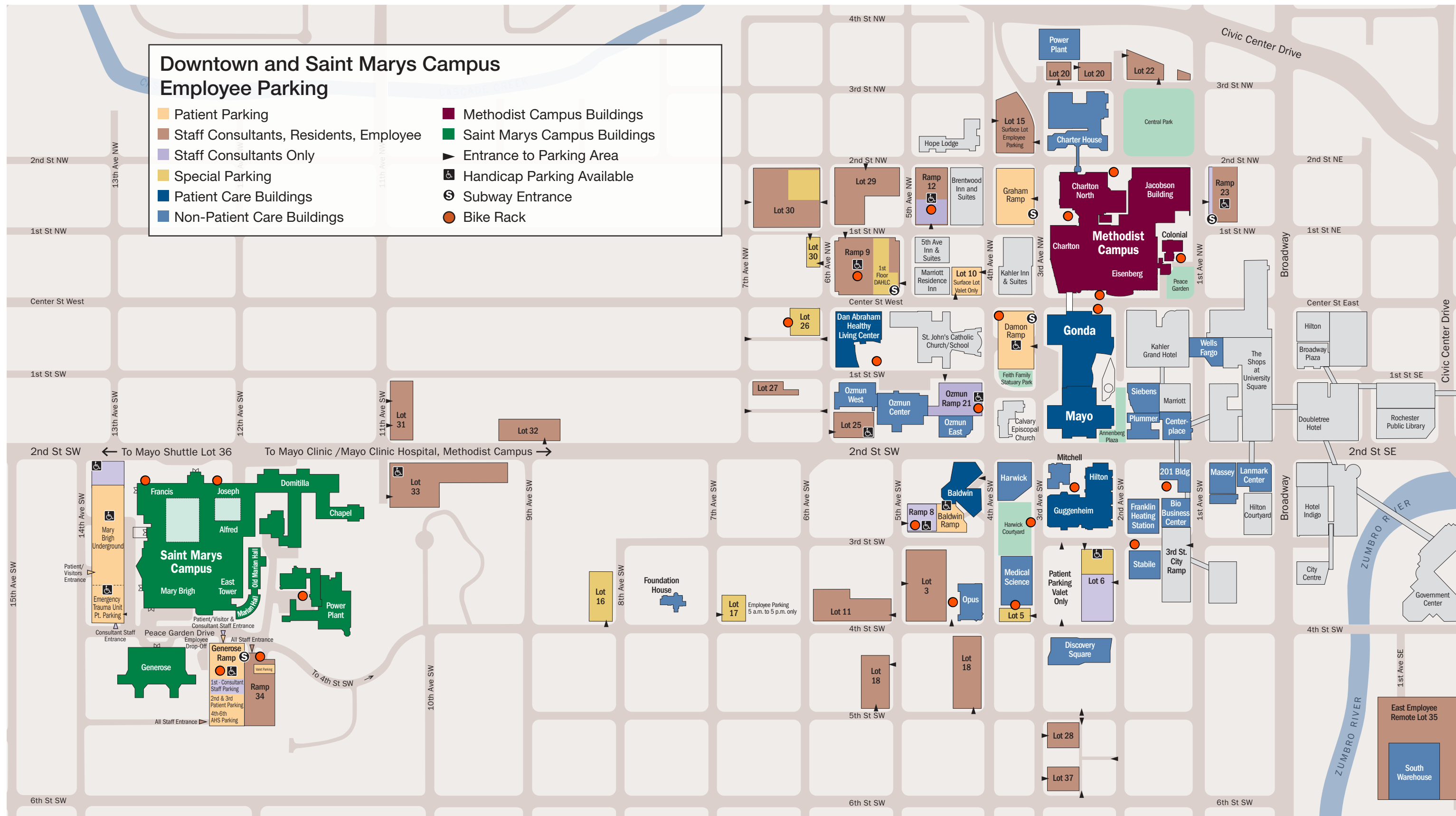
# DOWNTOWN CAMPUS – SUBWAY LEVEL

Rochester, Minnesota





# ON CAMPUS EMPLOYEE PARKING MAP



# REMOTE LOT AND INTERCAMPUS SHUTTLE LOCATIONS



**\* East Lot #35 and West Lot #36**  
Bus service is provided from 5:30 a.m. to 8 p.m. to East Lot #35 and from 4:30 a.m. to 12:50 a.m. to West Lot #36. Frequency of service provided will vary depending on time of day. See published schedules available in the parking offices.

- STOPS**
- Saint Marys Campus**
- Francis Building on Second Street SW South side of street (West Lot #36)
  - Generose drop off circle (East Lot #35)
- Downtown**
- Guggenheim at the west door on Third Avenue SW

**○ Intercampus**  
Buses run continuously from 4:30 a.m. to 7:15 p.m. about every four minutes. From 7:30 p.m. to 12 midnight service will be provided every 30 minutes.

- STOPS**
- Saint Marys Campus**
- Domitilla at the north door on Second Street SW
- Downtown**
- South Mayo door located on Second Street SW

**△ Combination Intercampus/ West Lot #36**  
One bus will provide a combination intercampus and West Lot #36 service from 7:30 p.m. to 12 midnight.

- STOPS**
- Saint Marys Campus**
- Domitilla at the north door on Second Street SW
  - Francis Building on Second Street SW (North side of street)
- Downtown**
- South Mayo door located on Second Street SW

**◇ Saint Marys/Lot #38**  
Bus service provided on a continuous 15 minute loop from 5 a.m. to 9 p.m.

**STOPS**

**Saint Marys Campus**

- Generose drop off circle

## PART 10.0 | APPENDICES:

### CENTRAL DEVELOPMENT CORE ZONING DISTRICT REGULATIONS

December 15, 2021





## PART 10.0 | APPENDICES:

MEDICAL INSTITUTIONAL CAMPUS SPECIAL DISTRICT: Zoning Ordinances #2726 (1991),  
#3669 (2004), and #4052 (2011)

December 15, 2021



B|W|B|R

## **62.400 CENTRAL DEVELOPMENT CORE ZONING DISTRICT TABLES**

The Zoning District Tables contained in this article contain the basic lot development standards and site appearance controls applicable to uses in the Central Development Core.

## **62.410 CENTRAL DEVELOPMENT CORE – CENTRAL BUSINESS DISTRICT AREA**

This section lists the standards applicable to uses permitted in the Central Business District Area of the Central Development Core.

## **62.411 GENERAL ZONING DISTRICT REGULATIONS – CENTRAL BUSINESS DISTRICT AREA/CENTRAL DEVELOPMENT CORE**

The following table identifies the general zoning district standards applying to uses in the Central Business District area of the Central Development Core.

### **STANDARDS**

<b>Maximum Floor Area Ratio:</b>
Type I Development: 6.00 Under Incentive Development Provisions of Section 62.600: No Upper Limit <i>REFERENCE: Paragraph 62.115</i>
<b>Minimum Percentage of Landscape Area: 0%</b>
<b>REFERENCE: Definition of Landscape Area &amp; Section 63.130</b>
<b>Maximum Permitted Height: No Limit</b>
<b>REFERENCE: Definition of Height/Exceptions in Paragraph 60.424</b>
<b>Minimum Lot Size: None</b>
<b>REFERENCE: Paragraph 62.116 &amp; Definitions of Lot, Site</b>
<b>Minimum Setbacks:</b>
Required Front Yard: 0 Feet Minimum Required Side Yard: 0 Feet Minimum Sum of Side Yards: 0 Feet Minimum Rear Yard: 0 Feet <i>REFERENCE:</i> <i>General Yard Requirements in Section 63.100</i> <i>Paragraph 63.110(1) &amp; Definition of Front Yard</i> <i>Paragraph 63.110(3) &amp; Definition of Side Yard</i> <i>Paragraph 63.110(2) &amp; Definition of Rear Yard</i>
<b>Transitional Yards:</b>
A front yard or side street side yard equal in width to the front yard required in the adjacent residential zoning districts shall be provided on any lot abutting a side lot line of any lot in the R-1 or R-2 Zoning District.
<b>Off-Street Parking Requirements:</b>
Uses in the Central Business District area of the Central Development Core are exempt from the requirement of providing off-street parking. <i>REFERENCE: Paragraph 63.423</i>
<b>Appearance Controls:</b>
Hours of Operation: No Limit Signs: Residential & Industrial Uses: C All Other Uses: D Exterior Lighting: Residential & Industrial Uses: D All Other Uses: E

## 62.412 SITE APPEARANCE STANDARDS – CENTRAL BUSINESS DISTRICT AREA/CENTRAL DEVELOPMENT CORE

The standards in this table identify the permitted uses and applicable standards applying to the uses permitted in the Central Business District Area of the Central Development Core.

<p>COMMENTARY:  The Row labeled PRIMARY REFERENCE at the top of the chart identifies for users of the ordinance the primary section of the ordinance where regulations for that category of standard will be found.  The Row labeled NOTES identifies additional paragraphs in the ordinance that apply to the particular category of standard under which they are listed.  ABBREVIATIONS/SYMBOLS in the table:  Stnd is the abbreviation for "Standards"</p>							
CATEGORY OF STANDARDS	List Of Permitted Uses	Use Type	Applicable Detailed Regulations	Additional Regulations	Exterior Storage Regulations	Site Location Requirement	Bufferyard Indicator
PRIMARY REFERENCE	PAR. 62.111	PAR. 62.112	PAR. 62.113		PAR. 62.134	PAR. 62.124	PAR. 62.125
NOTES	Description of each use category found in Section 62.140		Regulations found in Sec. 62.380	Primarily found in Par. 65.263	Sec. 63.240	Sec. 63.250	Sec. 63.260
	Multi-Family Residential	I	62.727(1) 62.727(4)	65.263(1),(3), 64.132, 62.126	T		VII
	Congregate Housing	I			T		VII
	Offices	I or III	62.451		T		TYPE I/II: VIII TYPE III: IX
	Transient Accom.	I or III	62.451		T		TYPE I/II: VIII TYPE III: IX
	Personal Service	I			T		VIII
	Business Service	I			T, A		VIII
	Educational Service	I			T		VIII
	Membership Org.	I			T		VIII
	Medical Facilities	I or III	62.451		T		VII
	Nursing & Personal Care	I			T		VII
	Fast Food Restaurant	I			T		VIII
	Standard Restaurant	I			T		VIII
	Transportation Services	III			T		VIII
	Retail Trade	I or III	62.451		T, A		TYPE I/II: VIII TYPE III: IX
	Communication	II			T		VII
	Parking Facility	III	62.385				IX
	Research & Testing	II	62.452		T, A		VIII
	Indoor Athletic Facility	I			T		VII
	Indoor Recreation	I			T		VII
	Drinking & Entertainment	I			T		IX
	Adult Establishment	I			T, A	I	VIII
	Area Accessory Development	I	62.930	62.933	T	62.936	VIII
	Day Care Facility	I			T		VII
	Offender Transitional Housing – must meet standards of congregate housing, if single family detached structure or semi-transient or transient accommodations, depending on structure	III, Phase I	62.381(1), 62.940- 62.945	62.263(C)			
	Outdoor Community Information and Public Events Screen	II	63.2261				



**62.420 CENTRAL DEVELOPMENT CORE – FRINGE AREA**

This section lists the standards applicable to uses permitted in the Fringe Area of the Central Development Core.

**62.421 GENERAL ZONING DISTRICT REGULATIONS – FRINGE AREA/CENTRAL DEVELOPMENT CORE**

The following table identifies the general zoning district standards applying to uses in the Fringe Area of the Central Development Core.

**STANDARDS**

<b>Maximum Floor Area Ratio:</b>
Type I Development: 4.00 Under Incentive Development Provisions of Section 62.600: No Upper Limit <b>REFERENCE: Paragraph 62.115</b>
<b>Minimum Percentage of Landscape Area: 5%</b>
<b>REFERENCE: Definition of Landscape Area &amp; Section 63.130</b>
<b>Maximum Permitted Height: No Limit</b>
<b>REFERENCE: Definition of Height/Exceptions in Paragraph 60.424</b>
<b>Minimum Lot Size: None</b>
<b>REFERENCE: Paragraph 62.116 &amp; Definitions of Lot, Site</b>
<b>Minimum Setbacks:</b>
Required Front Yard: 0 Feet Minimum Required Side Yard: 0 Feet Minimum Sum of Side Yards: 0 Feet Minimum Rear Yard: 0 Feet <b>REFERENCE:</b> <i>General Yard Requirements in Section 63.100</i> <i>Paragraph 63.110(1) &amp; Definition of Front Yard</i> <i>Paragraph 63.110(3) &amp; Definition of Side Yard</i> <i>Paragraph 63.110(2) &amp; Definition of Rear Yard</i>
<b>Transitional Yards:</b>
A front yard or side street side yard equal in width to the front yard required in the adjacent residential zoning districts shall be provided on any lot abutting a side lot line of any lot in the R-1 or R-2 Zoning District.

## 62.422 SITE APPEARANCE STANDARDS – FRINGE AREA/CENTRAL DEVELOPMENT CORE

The standards in this table identify the site appearance standards applying to uses in the Fringe Area of the Central Development Core.

<b>COMMENTARY:</b> The Row labeled PRIMARY REFERENCE at the top of the chart identifies for users of the ordinance the primary section of the ordinance where regulations for that category of standard will be found. The Row labeled NOTES identifies additional paragraphs in the ordinance that apply to the particular category of standard under which they are listed. SInd is the abbreviation for "Standards"											
CATEGORY OF STANDARDS	List of Permitted Uses	Use Type	Applicable Detailed Regulations	Additional Regulations	APPEARANCE CONTROL STANDARDS						
					Hours of Operation	Exterior Lighting	Sign Regulations	Landscape Material Point Base	Exterior Storage Regulations	Site Location Requirement	Bufferyard Indicator
PRIMARY REFERENCE	PARAGRAPH 62.111	PARAGRAPH 62.112	PARAGRAPH 62.113		PARAGRAPH 62.123	PARAGRAPH 62.132	PARAGRAPH 62.133	PARAGRAPH 62.135	PARAGRAPH 62.134	PARAGRAPH 62.124	PARAGRAPH 62.125
NOTES	Description of each Use category found in Section 62.140		Regulations found in Sec. 62.380	Primarily found in Par. 65.263		Section 63.210	Section 63.220	Section 63.230	Section 63.240	Section 63.250	To Determine Req. Buffer see 63.260
	Multi-Family Residential	I or III	62.727(1)	62.263(A),(C), 62.126, 64.132		C	R	12	T		VII
	Semi-Transient Accom.	I or III	62.263(C) 62.727(1)	62.263(A),(C), 62.126, 64.132		C	R	12	T		VII
	Congregate Housing	I or III	62.727(1)	62.263(A),(C), 62.126, 64.132		C	R	12	T		VII
	Offices	I				D	C	5	T.A		VIII
	Transient Accommodations	I				D	D	5	T.A		VIII
	Business Service	I				D	C	5	T.A		VIII
	Personal Service	I				D	C	5	T.A		VIII
	Educational Services	I				D	C	5	T.A		VIII
	Membership Organizations	I				D	C	5	T.A		IX
	Day Care Facility	I				D	C	5	T		VII
	Medical Facilities	I				C	C	5	T		VII
	Offender Transitional Housing - must meet standards of congregate housing, if single family detached structure, or multi-family housing, depending on structure	III, Phase I	62.381(1), 62.940-62.945	62.263(C)							
Regulations for Off-street parking in Section 63.400 SAME AS R-4 DISTRICT 1 PER UNIT SAME AS R-4 DISTRICT 1 PER 400 SQFT F.A. 1 PER UNIT 1 PER 400 SQFT F.A. 1 PER 300 SQFT F.A. 1 PER 3 STUDENTS PLUS 1 PER EMP. PRESENT DURING LARGEST CLASS ATTENDANCE PERIOD 1 PER 4 PERSONS BASED ON MAXIMUM CAPACITY OF BUILDING 1 PER EMP. ON LARGEST SHIFT 5 PER PRINCIPAL MEDICAL PROFESSIONAL											

The standards in this table identify the site appearance standards applying to uses in the Fringe Area of the Central Development Core.

**Stnd is the abbreviation for "Standards"**

CHAPTER 62 - Updated February 5, 2014



## 62.422 SITE APPEARANCE STANDARDS – FRINGE AREA/CENTRAL DEVELOPMENT CORE

The standards in this table identify the site appearance standards applying to uses in the Fringe Area of the Central Development Core.

COMMENTARY: The Row labeled PRIMARY REFERENCE at the top of the chart identifies for users of the ordinance the primary section of the ordinance where regulations for that category of standard will be found. The Row labeled NOTES identifies additional paragraphs in the ordinance that apply to the particular category of standard under which they are listed. ABBREVIATIONS/SYMBOLS in the table: Sind is the abbreviation for "Standards"												
CATEGORY OF STANDARDS	List of Permitted Uses	Use Type	Applicable Detailed Regulations	Additional Regulations	APPEARANCE CONTROL STANDARDS							REQUIRED OFF-STREET PARKING
					Hours of Operation	Exterior Lighting	Sign Regulations	Landscape Material Point Base	Exterior Storage Regulations	Site Location Requirement	Bufferyard Indicator	
PRIMARY REFERENCE	PARAGRAPH 62.111	PARAGRAPH 62.112	PARAGRAPH 62.113		PARAGRAPH 62.123	PARAGRAPH 62.132	PARAGRAPH 62.133	PARAGRAPH 62.135	PARAGRAPH 62.134	PARAGRAPH 62.124	PARAGRAPH 62.125	SEE DEFINITION OF PARKING AND PARAGRAPH 62.121
NOTES	Description of each Use category found in Section 62.140		Regulations found in Sec. 62.380	Primarily found in Par. 62.266		Section 63.210	Section 63.220	Section 63.230	Section 63.240	Section 63.250	To Determine Req. Buffer see 63.260	Regulations for Off-street parking in Section 63.400
	Local Transit	III				E	B	5	T.S.80%		VIII	SEE WHOLESALING REQUIREMENTS
	Communications	I				D	C	5	T.A		VIII	1 PER 200 SOFT F.A.
	Emergency Services	II				D	B	5	T.S.50%		VIII	1 PER EMPLOYEE
	Parking Facility	III	62.385			E	B	8.5	T.A		VIII	
	Research & Testing	II	62.452			D	B	5	T.A		VIII	SEE WHOLESALING REQUIREMENTS
	Indoor Athletic Facility	I				D	C	5	T.A		VIII	1 PER 100 SOFT F.A.
	Indoor Recreation	I				D	C	5	T.A		III	1 PER 4 PERSONS BASED ON MAXIMUM CAPACITY OF BUILDING
	Drinking & Entertainment	I				E	D	5	T.A		IX	1 PER 4 PERSONS BASED ON MAXIMUM CAPACITY OF BUILDING
	Adult Establishment	I				D	B	5	T.A	I	VIII	1 PER 200 SOFT F.A.
	Area Accessory Dvlpmnt	I	62.930	62.933		D	A	8.5	T.A	62.936	VIII	SEE PAR. 62.935

#### **62.430 CENTRAL DEVELOPMENT CORE – MEDICAL AREA**

This section lists the standards applicable to uses permitted in the Medical Area of the Central Development Core.

#### **62.431 GENERAL ZONING DISTRICT REGULATIONS – MEDICAL AREA/CENTRAL DEVELOPMENT CORE**

The following table identifies the general zoning district standards applying to uses in the Medical Area of the Central Development Core.

### **STANDARDS**

<b>Maximum Floor Area Ratio:</b>
Type I Development: 1.50 Under Incentive Development Provisions of Section 62.600: No Upper Limit <b>REFERENCE: Paragraph 62.115</b>
<b>Minimum Percentage of Landscape Area: 8%</b>
<b>REFERENCE: Definition of Landscape Area &amp; Section 63.130</b>
<b>Maximum Permitted Height: No Limit</b>
<b>REFERENCE: Definition of Height/Exceptions in Paragraph 60.424</b>
<b>Minimum Lot Size: None</b>
<b>REFERENCE: Paragraph 62.116 &amp; Definitions of Lot, Site</b>
<b>Minimum Setbacks:</b>
Required Front Yard: 0 Feet Minimum Required Side Yard: 0 Feet Minimum Sum of Side Yards: 0 Feet Minimum Rear Yard: 0 Feet <b>REFERENCE:</b> <i>General Yard Requirements in Section 63.100</i> <i>Paragraph 63.110(1) &amp; Definition of Front Yard</i> <i>Paragraph 63.110(3) &amp; Definition of Side Yard</i> <i>Paragraph 63.110(2) &amp; Definition of Rear Yard</i>
<b>Transitional Yards:</b>
A front yard or side street side yard equal in width to the front yard required in the adjacent residential zoning districts shall be provided on any lot abutting a side lot line of any lot in the R-1 or R-2 Zoning District.

## 62.432 SITE APPEARANCE STANDARDS – MEDICAL AREA/CENTRAL DEVELOPMENT CORE

The standards in this table identify the site appearance standards applying to uses in the Medical Area of the Central Development Core.

### COMMENTARY:

The Row labeled PRIMARY REFERENCE at the top of the chart identifies for users of the ordinance the primary section of the ordinance where regulations for that category of standard will be found.

The Row labeled NOTES identifies additional paragraphs in the ordinance that apply to the particular category of standard under which they are listed.

ABBREVIATIONS/SYMBOLS in the table:

Std is the abbreviation for "Standards"

CATEGORY OF STANDARDS	List of Permitted Uses	Use Type	Applicable Detailed Regulations	Additional Regulations	APPEARANCE CONTROL STANDARDS							REQUIRED OFF-STREET PARKING	
					Hours of Operation	Exterior Lighting	Sign Regulations	Landscape Material Point Base	Exterior Storage Regulations	Site Location Requirement	Bufferyard Indicator		
PRIMARY REFERENCE	PARAGRAPH 62.111	PARAGRAPH 62.112	PARAGRAPH 62.113		PARAGRAPH 62.123	PARAGRAPH 62.132	PARAGRAPH 62.133	PARAGRAPH 62.135	PARAGRAPH 62.134	PARAGRAPH 62.124	PARAGRAPH 62.125	SEE DEFINITION OF PARKING AND PARAGRAPH 62.121	
NOTES	Description of each Use category found in Section 62.140		Regulations found in Sec. 62.380	Primarily found in Par. 65.263		Section 63.210	Section 63.220	Section 63.230	Section 63.240	Section 63.250	To Determine Req. Buffer see 63.260	Regulations for Off-street parking in Section 63.400	
	Multi-Family Residential	I or III	62.727(1)	62.263(A),(C), 62.126, 64.132		C	R	12	T		VI	SAME AS R-4 DISTRICT	
	Semi-Transient Accom.	I or III	62.263(C) 62.727(1)	62.263(A), 62.126, 64.132		C	A	8.5	T		VI	1 PER UNIT	
	Congregate Housing	I or III	62.727(1)	62.263(A),(C), 62.126, 64.132		C	R	12	T		VI	SAME AS R-4 DISTRICT	
	Offices	I				D	B	8.5	T		VII	1 PER 400 SQFT F.A.	
	Transient Accommodations	I				D	C	8.5	T		VII	1 PER UNIT	
	Personal Service	I				D	B	8.5	T		VII	1 PER 300 SQFT F.A.	
	Day Care Facility	I				D	B	8.5	T		VI	1 PER EMP. ON LARGEST SHIFT	
	Medical Facilities	I				D	B	8.5	T		VII	5 PER PRINCIPAL MEDICAL PROFESSIONAL	
	Nursing & Personal Care	I	62.453			C	A		12	T	VI	1 PER EMP. ON LARGEST SHIFT PLUS 1 PER 6 BEDS	
	Standard Restaurant	II				D	B		8.5	T	VII	1 PER 4 SEATS PLUS 1 PER EMP. ON LARGEST SHIFT	
	Transportation Services	I				D	B		8.5	T,S,50%	VIII	1 PER 150 SQFT F.A. DEVOTED TO CUSTOMER SERVICE PLUS 1 PER RENTAL/COMPANY VEHICLE	
	Parking Facility	III		62.385			D	A				VIII	
	Offender Transitional Housing - must meet standards of congregate housing, if single family detached structure, or multi-family housing, depending on structure	III, Phase I		62.381(1), 62.940-62.945	62.263(C)								
	Research & Testing	I		62.454			D	B		8.5	T	VII	1 PER 2 EMP. ON LARGEST SHIFT OR 1200 SQFT F.A., WHICHEVER IS GREATER, PLUS 1 FOR EACH COMPANY VEHICLE PARKED OR STORED ON THE PREMISES
	Area Accessory Dvlomnt	I		62.930		C	A		8.5	T		Vii	SEE PAR. 62.935



This article lists the standards applicable to uses allowed in the Residential Area of the Central Development Core.

The following table identifies the general zoning district standards applying to uses in the Residential Area of the Central Development Core.

FOOTNOTES: [1] WHERE BOTH DENSITY FACTOR AND FLOOR AREA RATIO ARE FOUND IN THE SAME ROW ON THE TABLE, THE DEVELOPMENT MUST MEET BOTH STANDARDS

## 62.441 GENERAL ZONING DISTRICT STANDARDS – RESIDENTIAL AREA/CENTRAL DEVELOPMENT CORE

The following table identifies the general zoning district standards applying to uses in the Residential Area of the Central Development Core.

COMMENTARY: The Row labeled PRIMARY REFERENCE at the top of the chart identifies for users of the ordinance the primary section of the ordinance where regulations for that category of standard will be found. The Row labeled NOTES identifies additional paragraphs in the ordinance that apply to the particular category of standard under which they are listed. ABBREVIATIONS/SYMBOLS in the table: % stands for "percentage"													
NUMBERS IN BRACKETS [ ] REFER TO FOOTNOTES AT THE BOTTOM OF THE TABLE													
CATEGORY OF STANDARDS	List of Permitted Uses	Use Type	Applicable Detailed Regulations	Additional Regulations	DENSITY FACTOR		FLOOR AREA RATIO		Minimum Lot Size (L) or Site Area (S)	Minimum % of Landscape Area	Minimum % of Recreation Space	Permitted Maximum Height (in feet)	REQUIRED OFF-STREET PARKING
					TYPE I – TYPE II – TYPE III DENSITIES	TYPE I – TYPE II – TYPE III DENSITIES	TYPE I	TYPE III					
PRIMARY REFERENCE	PARAGRAPH 62.111	PARAGRAPH 62.112	PARAGRAPH 62.113		PARAGRAPH 62.114	PARAGRAPH 62.115			PARAGRAPH 62.116	DEFINITION OF LANDSCAPE AREA	PARAGRAPH 62.118	DEFINITION OF HEIGHT	SEE DEFINITION OF PARKING AND PARAGRAPH 62.121
NOTES	Description of each Use category found in Section 62.140		Regulations found in Sec. 62.260	Primarily found in Par. 65.263	TYPE III DEVELOPMENT APPROVED THROUGH REQ OF SECTION 62.600	For Permitted Uses	For Incentive Development		Definition of Lot & Site in Chapter 60	General Regulations Sec. 63.130	General Regulations Sec. 63.140	Exceptions to Standard Par. 60.444	Regulations for Off-street parking in Section 63.400
	Standard Restaurant	III					.25			26%		30	1 PER 3 SEATS PLUS 1 PER EMP ON LARGEST SHIFT
	Transportation Service	III					.25			26%		30	1 PER 150 SQ FT F.A. DEVOTED TO CUSTOMER SERVICE PLUS 1 PER RENTAL COMPANY VEHICLE
	Indoor Athletic Facility	I or III					.25	.35		26%		30	1 PER 300 SQ FT FLOOR AREA
	Parking Facilities	I or III	62.265										
	Area Accessory Dvlpmt	I	62.930	62.933			.40	1.0	62.932	30%		50	SEE PARAGRAPH 62.935
	Neighborhood Retail*	III						.35		26%		30	1 PER 150 SQ. FT. F.A.
	Neighborhood Food Sales & Service*	III					.35			26%		30	1 PER 3 SEATS

FOOTNOTES: [1] WHERE BOTH DENSITY FACTOR AND FLOOR AREA RATIO ARE FOUND IN THE SAME ROW ON THE TABLE, THE DEVELOPMENT MUST MEET BOTH STANDARDS

\*Maximum Floor Area is 2,00 s.f. for any single space or single use.

## 62.442 SITE APPEARANCE STANDARDS – RESIDENTIAL AREA/CENTRAL DEVELOPMENT CORE

The standards in this table identify the site appearance standards applying to uses in the Residential Area of the Central Development Core.

COMMENTARY: The Row labeled PRIMARY REFERENCE at the top of the chart identifies for users of the ordinance the primary section of the ordinance where regulations for that category of standard will be found. The Row labeled NOTES identifies additional paragraphs in the ordinance that apply to the particular category of standard under which they are listed. ABBREVIATIONS/SYMBOLS in the table: Sind is the abbreviation for "Standards"														
CATEGORY OF STANDARDS	List of Permitted Uses	SETBACKS AND YARDS				Minimum Width at Building Line	APPEARANCE CONTROL STANDARDS					Site Location Requirement	Bufferyard Indicator	
		Required Front Yard	Side Yard Least Width	Minimum Sum of Side Yards	Minimum Rear Yard		Hours of Operation	Exterior Lighting	Sign Regulations	Landscape Material Point Base	Exterior Storage Regulations			
PRIMARY REFERENCE	PARAGRAPH 62.111	PARAGRAPH 63.110(1)	PARAGRAPH 63.110(3)		PARAGRAPH 63.110(2)	PARAGRAPH 62.123	PARAGRAPH 62.131	PARAGRAPH 62.132	PARAGRAPH 62.133	PARAGRAPH 62.135	PARAGRAPH 62.134	PARAGRAPH 62.124	PARAGRAPH 62.125	
NOTES	Description of each category found in Section 62.140	General Yard Requirements in 63.100 How Yards can be used in 63.120						Section 63.210	Section 63.220	Section 63.230	Section 63.240	Section 63.250	To Determine Req. Buffer see 63.260	
	Multi-Family Residential Less Than 4 Stories 4 Stories or More  Group Residential Care Semi-Transient Accom. Congregate Housing  Offices Transient Accommodations Personal Service Educational Service Medical Facilities Nursing & Personal Care Transportation Services Standard Restaurant Indoor Athletic Facility Parking Facilities  Area Accessory Dvlpmnt Neighborhood Retail Neighborhood Food Sales & Service	SEE PARAGRAPH 62.284 FOR REQUIREMENTS				65		R	A	12	T			
		SEE PARAGRAPH 62.286 FOR REQUIREMENTS												
		SAME AS COMPARABLE MULT-FAMILY RESIDENTIAL												
		SAME AS COMPARABLE MULT-FAMILY RESIDENTIAL				65		R	A	12	T		H	IV
		SAME AS COMPARABLE MULT-FAMILY RESIDENTIAL				65		R	A	12	T			IV
		SAME AS COMPARABLE MULT-FAMILY RESIDENTIAL				65		R	A	12	T			IV
		15	10		8		7AM-10PM	B	A	15.5	T	D		V
		15	10		8			B	A	15.5	T	D		IV
		15	10		8		7AM-10PM	B	A	15.5	T	D		VI
		15	10		8		7AM-10PM	B	A	15.5	T	D		VI
		MINIMUM SETBACK FROM PROPERTY LINES:30 FEET						B	A	15.5	T	E		IV
		MINIMUM SETBACK FROM PROPERTY LINES:30 FEET						B	A	15.5	T	E		IV
		15	10		8		6AM-10PM	b	a	15.5	T	A		VI
		15	10		8		6AM-10PM	B	A	15.5	T	A		VI
15	10		8		6AM-10PM	B	A	15.5	T	J		V		
15	5		5			B	R	15.5				V		
MINIMUM SETBACK FROM PROPERTY LINES:30 FEET						A	A	12	T		62.936	IV		
15				10		8		6AM-10PM	B	A	15.5	T	V	
15				10		8		6AM-10PM	B	A	15.5	T	V	



## **62.450 DETAILED USE REGULATIONS; CENTRAL DEVELOPMENT CORE:**

The following paragraphs identify specific requirements applicable to certain types of permitted uses identified in the Zoning District Tables contained in this Article.

- 62.451 Determining Type III Reviews in the Central Development Core:** Uses in the Central Development Core will be processed as Type III uses when the following conditions are found to exist:
- 1) The proposed use involves a designated Type III use.
  - 2) The proposed development will exceed the maximum floor area ratio established for the CDC subarea (6 in the CBD, 4 in the Fringe, 1.5 in the Medical area) where the project is located.
  - 3) The development involves major changes in the existing public infrastructure, including such items as street closings, trunk sewer/water/steam line relocations, or new access points on any arterial or expressway.
  - 4) The off-street parking requirements for the development, when calculated at the rates applicable to be used in the CDC-Fringe, would equal or exceed five (5) percent of the existing supply of off-street parking spaces in the district.
  - 5) Any expansion in floor area totaling more than fifty (50) percent of the existing floor area of the building which results in the entire development exceeding the floor area limits for the district.
  - 6) Any development adjacent to publicly owned land or facilities (other than right-of-way) which involves changes to these facilities in order to allow for completion of the project.
- 62.452 Light Industrial Uses in the Central Development Core:** Such uses shall not occupy the ground floor street frontage of any building in the district. The street frontage of the building may be used by the same business but activities shall be devoted to non-industrial types of uses such as offices or customer showroom.
- 62.453 Nursing Homes in the Central Development Core:** In the Central Development Core Nursing and Personal Care Facilities are subject to the same intensity and site appearance controls as are applicable to other permitted uses in the district, such as offices.
- 62.454 Research and Testing in the Medical Subarea of the Central Development Core:** In the Medical Subarea of the Central Development Core uses permitted under the category of Research and Testing shall be related to the medical community/industry either by providing support services to existing institutions within the subdistrict or by providing research in the field of medicine on an independent basis.
- 62.455 Manufactured Home Parks in the Central Development Core:** Refer to Paragraph 62.262 (3) for the regulations applicable to Manufactured Home Parks. The General Zoning District Standards in the R-3 Zoning District for Manufactured Home Parks are applicable to Manufactured Home Parks in any of the sub-areas of the Central Development Core. There are specific Site Appearance Standards for the various sub-

areas of the Central Development Core applicable to Manufactured Home Parks with the exception of the Central Business District sub-area. The Site Appearance Standards for Manufactured Home Parks in the Fringe Area of the Central Development Core are applicable to Manufactured Home Parks in the Central Business District sub-area.

#### **62.460 CORE NEIGHBORHOOD ZONING DISTRICT TABLES.**

The zoning district tables contained in this article contain the basic lot development standards and site appearance controls applicable to uses in the Core Neighborhood Area surrounding the Central Development Core.

#### **62.461 CORE NEIGHBORHOOD – NEIGHBORHOOD RESIDENTIAL DISTRICT.**

This article lists the standards applicable to uses permitted in the Neighborhood Residential District of the Core Neighborhood Area, the “CN-NR District.”

ORDINANCE NO. 2726

AN ORDINANCE RELATING TO ZONING; PROVIDING FOR  
CREATION OF THE MEDICAL INSTITUTIONAL CAMPUS SPECIAL  
DISTRICT; AMENDING THE ROCHESTER CODE OF ORDINANCES  
BY ADDING A CHAPTER 64D.

THE COMMON COUNCIL OF THE CITY OF ROCHESTER DO ORDAIN:

Section 1. The Rochester Code of Ordinances is amended by adding  
a section to read:

CHAPTER 64D  
MEDICAL INSTITUTIONAL CAMPUS  
SPECIAL DISTRICT

64D.100 FINDINGS AND DISTRICT BOUNDARIES

Subdivision 1. Findings. It is the finding of the Council that the lands described in Subdivision 3 herein which define the existing and expected area of influence of Rochester's major medical institution land uses are of special and substantial significance to the City of Rochester. In a desire to effectively and efficiently achieve community goals, to assist and encourage the development of medical institutional land uses utilizing a campus development framework important to the continued growth and vitality of the City, and to enable the City and the presently established medical institutional campus to effectively plan for future public capital and private investment, the Common Council hereby creates a special zoning district as provided in Chapter 64A of the Rochester Code of Ordinances to be known as the Medical Institutional Campus Special District. This determination is based upon the following specific findings:

(a) The existing land use patterns of the specific area described herein have been shaped in large part by the developments of the Mayo Clinic, Rochester Methodist Hospital and St. Mary's Hospital. The structures erected by these institutions created an arrangement of buildings with similar uses and interconnected relationships unique to this City.

(b) The Mayo Clinic has conducted its group practice of medicine in Central Rochester. As that practice has grown to international stature, Mayo Clinic's physical campus has grown to cover all or parts of 24 blocks. With the recent merging of Rochester Methodist and St. Mary's Hospitals into the Mayo Foundation, Mayo properties now include almost 120 acres in Central Rochester.

(c) These properties support 3.3 million s.f. of clinical, laboratory research and education space, 3.4 million of square feet of in-patient facilities, 650,000 s.f. of campus support spaces, and structured and surface parking for more than 6900 employees and visitor vehicles, including 1.7 million s.f. of structured parking.



(d) The physical configurations of and interrelationships among these structures are largely governed by advances in medical practice and the unique functional requirements of Mayo's complex Rochester operations.

(e) The physical formula for Mayo's campus was established during the period 1924-28, with construction of the Plummer Building. As the campus has evolved, it has been characterized by spot (block) densities with a Floor Area Ratio (FAR) -- the ratio of building area to land area -- of 12-15; an integrated, all weather pedestrian, records-delivery and materials-handling system; and campus-wide provision for employee and visitor-patient parking.

This formula has been tested and refined over more than 60 years' actual experience; a professional engineering staff assisted by outside consultants has followed day-to-day operations, and made continuous improvements resulting in the highly-efficient delivery of medical services.

(f) Given the unique nature of Mayo's operations, it has not been possible to devise a general zoning code that will both accommodate the singular requirements of Mayo Foundation and adequately guide downtown commercial growth. In the past two decades, each new investment by Mayo Foundation has required a code variance from building density, parking and loading requirements.

(g) This situation has negative short - and long-term implications for both Mayo Foundation and the City of Rochester. In continuously reviewing long-established precedent, both Mayo and the City bear needless expenses in application development and processing, and Mayo additionally loses flexibility and potential economies by observing an enforced waiting period between its Board decisions and permission to apply for a building permit.

(h) For the long term, Mayo Foundation is unable to confidently plan for future investment and growth in Rochester without assurances of permitted clinical use of its land. The City is similarly unable to confidently program its long-range capital investment nor is it able to fully capitalize on Mayo's presence without agreement.

Subdivision 2. Intent. It is the intent of this ordinance to assist and encourage the development of medical institutional land uses in a campus setting by creating special zoning approaches. These new zoning approaches are applicable to institutions which have multiblock common ownership of lands and thereby have developed a campus support system of parking, loading and materials handling, decentralized support facilities reducing campus congestion and an interconnecting system of above and below ground corridors. The Mayo Foundation is the only property owner with these unique qualities which define a campus style land development approach and therefore a campus style zoning approach is reasonable.

It is the intent that the lands owned by the Mayo Foundation within the boundaries of the Special District will define the Medical Institutional Campus within the special district boundary. All special regulations created by this special district will be applicable and in force on only those lands owned by the Mayo Foundation.

Subdivision 3. Description of Lands Contained Herein. The regulation herein after established by this ordinance shall have effect in the following described lands in the City of Rochester, County of Olmsted, State of Minnesota:

Section 2. The Rochester Code of Ordinances is amended by adding a section to read:

#### 64D.200 EFFECT OF REGULATIONS

Subdivision 1. Applicability. The Special District established by this ordinance shall be an overlay zoning district with unique development standards and procedures applicable to development on the properties defined as the Medical Institutional Campus which are those properties owned by the Mayo Foundation or its subsidiaries within the district boundaries. The regulations set forth herein shall not apply to any zoning action on property not owned by Mayo Foundation. For such properties the underlying zoning districts and regulations remain in effect and appear on the official Rochester Zoning Map. Unless otherwise specified within these regulations all other standards and requirements of the Rochester Zoning Code remains in effect. Uses in the Medical Institutional campus-Special District are for the purposes of definition considered nonresidential uses.

Subdivision 2. Special District Medical Institutional Campus Sub-Districts. The regulations established hereinafter for this special district will be uniquely applied in defined Subdistricts within the boundaries of the Special District. The special district will be divided into the following subdistrict areas:

- 1) Special District 3 - Primary Medical-Institutional Central Subdistrict - This subdistrict is legally described as follows:

Beginning at the centerline intersection of 5th Avenue NW and the south right-of-way line of 5th Street NW and proceeding southeasterly along said south right-of-way and the south right-of-way for the extension of 5th Street NW as indicated on Official Map No. 11 (City Ord 2542) to its centerline intersection with 2nd Avenue NW; thence southerly along the centerline of 2nd Avenue NW to its centerline intersection with 2nd Street NW; thence easterly along the centerline of 2nd Street NW to the midblock line between 1st Avenue NW and north Broadway; thence southerly along said midblock line between 1st Avenue NW and North Broadway to its centerline intersection with 1st Street NW; thence westerly to the centerline of 1st Avenue NW; thence southerly along the

centerline of 1st Avenue NW to its intersection with Center Street; thence westerly to the midblock lot line between 1st Avenue and 2nd Avenue; thence southerly along said mid-block lot line extended to its centerline intersection with 3rd Street SW; thence westerly along the centerline of 3rd Street SW to its centerline intersection with 2nd Avenue SW; thence southerly along the centerline of 2nd Avenue SW to its centerline intersection with 6th Street SW; thence westerly along the centerline of 6th Street SW to its centerline intersection with 5th Avenue SW; thence northerly along the centerline of 5th Avenue SW to its centerline intersection with 4th Street SW; thence westerly along the centerline of 4th Street SW to its centerline intersection with 6th Avenue SW; thence northerly along the centerline of 6th Avenue SW/NW to its centerline intersection with 1st Street NW; thence easterly along the centerline of 1st Street NW to its centerline intersection with 5th Avenue NW; and thence northerly along the centerline of 5th Avenue NW back to the point of beginning.

2) Special District 3 - Primary Medical-Institutional West Subdistrict. This subdistrict is legally described as follows:

Beginning at the centerlines intersection of 14th Avenue SW and 2nd Street SW; thence easterly along the centerline of 2nd Street SW to its intersection with an approximately north-south line located 106 feet east of the extended centerline of 10th Avenue SW; thence southerly along said approximately north-south line to a point approximately 216 feet south of the centerline of 2nd Street SW; thence westerly along an approximately east-west line located approximately 216 feet south of the centerline of 2nd Street SW a distance of approximately 306 feet; thence south along an approximately north-south line a distance of approximately 203 feet; thence easterly along an approximately east-west line to the centerline of 10th Avenue SW; thence southerly along the centerline of 10th Avenue to its intersection with the centerline of the right-of-way line of 4th Street SW; thence west along the extension of said centerline to a point 237.5 feet westerly of the centerline of 10th Avenue SW; thence south along a line 237.5 feet west of and parallel to the centerline of 10th Avenue SW to a point 237.5 feet north of the centerline of 6th Street SW; thence west along a line 237.5 feet north and parallel to the centerline of 6th Street SW a distance of approximately 468 feet; thence northerly along an approximately north-south line to a point approximately 337 feet north of the centerline of 6th Street SW; thence westerly along said line approximately 337 feet north of the centerline of 6th Street SW a distance of approximately 717 feet; thence southerly along an approximately north-south line a distance of approximately 19 feet; thence westerly along an approximately east-west line a distance of approximately 13 feet; thence southerly along an approximately north-south line a distance of approximately 50 feet; thence westerly along an approximately east-west line a distance of approximately 148 feet to the centerline of 14th Avenue SW; and



thence northerly along the centerline of 14th Avenue SW to the point of beginning.

3) Special District 3 - Medical Transition Area lying adjacent to the two Primary Medical Institutional Subdistricts. These subdistricts are legally described as follows:

East Medical Transition Subdistrict (MT-E): Beginning at the centerline intersection of 6th Avenue NW and the south right-of-way line of 5th Street NW and proceeding southeasterly along said south right-of-way and the south right-of-way for the extension of 5th Street NW as indicated on Official Map No. 11 (City Ord 2542) to its centerline intersection with 2nd Avenue NW; thence south along the centerline of 2nd Avenue NW approximately 54 feet to the center line of the right-of-way of the former Chicago and Northwestern Railroad Spur line; thence southeasterly along said railroad right-of-way centerline to the centerline of 1st Avenue NW; thence south along the centerline of 1st Avenue NW to its intersection with the centerline of 3rd Street NW, thence west along the centerline of 3rd Street NW to its intersection with the centerline of 2nd Avenue NW; thence southerly along the centerline of 2nd Avenue NW to its centerline intersection with 2nd Street NW; thence easterly along the centerline of 2nd Street NW to the midblock line between 1st Avenue NW and North Broadway; thence southerly along said midblock line between 1st Avenue NW and North Broadway to its centerline intersection with 1st Street NW; thence westerly to the centerline of 1st Avenue NW; thence southerly along the centerline of 1st Avenue NW to its intersection with Center Street; thence westerly to the mid-block lot line between 1st Avenue SW and 2nd Avenue SW; thence southerly along said mid-block lot line extended to its centerline intersection with 6th Street SW; thence westerly along the centerline of 6th Street SW to its centerline intersection with 2nd Avenue SW; thence southerly along the centerline extension of 2nd Avenue SW to its intersection with an extension of 7th Street SW; thence westerly along 7th Street SW extended to its centerline extension with 5th Avenue SW; thence northerly along the centerline of 5th Avenue SW to the mid block line between 5th Street SW and 4th Street SW thence westerly along said midblock line between 5th Street SW and 4th Street SW to its intersection with 6th Avenue SW; thence northerly along the centerline of 6th Avenue NW to its intersection with the centerline of 4th Street SW; thence westerly along the centerline of 4th Street SW to its intersection with the west property line of city parcel 1600-15000; thence northerly along said west property line of city parcel 1600-15000 to the centerline of the alley between 4th Street SW and 3rd Street SW; thence easterly along the centerline of said alley to the centerline of the alley west of city parcels 1600-14700 to 1600-14835; thence northerly along the centerline of said alley to its extended intersection with the centerline of 3rd Street SW; thence westerly along the centerline of 3rd Street SW to its intersection with the centerline of 7th Avenue SW; thence northerly along the centerline of 7th Avenue SW;

thence easterly 24 feet along the centerline of 2nd Street SW; thence in a northerly direction along the west property line of city parcel 2380-11300 and continuing along the west property line of city parcel 2380-11100 extended to its intersection with 1st Street SW; thence westerly along the centerline of 1st Street SW to the extended east property lines of city parcels 2380-10300 and 2380-10000; thence northerly along said extended east property lines to the intersection with West Center Street; thence easterly along the centerline of West Center Street to its intersection with the west property lines, extended, of city parcels 2380-9400 and 2380-8300, then northerly to the centerline intersection with 1st Street NW; thence easterly along the centerline of 1st Street NW to its intersection with the centerline of 6th Avenue NW; thence northerly along 6th Avenue NW to the point of beginning, less the Primary Medical Institutional Central (PC) subdistrict.

West Medical Transition Subdistrict (TM-W): Beginning at the centerlines intersection of 14th Avenue SW and 2nd Street SW; thence easterly along the centerline of 2nd Street SW to its intersection with an approximately north-south line located 106 feet east of the extended centerline of 10th Avenue SW; thence southerly along said approximately north-south line to a point approximately 216 feet south of the centerline of 2nd Street SW; thence westerly along an approximately east-west line located approximately 216 feet south of the centerline of 2nd Street SW a distance of approximately 306 feet; thence south along an approximately north-south line a distance of approximately 203 feet; thence easterly along an approximately east-west line to the centerline intersection with 10th Avenue SW; thence south along 10th Avenue SW to its intersection with the centerline of 6th Street SW; thence west along the centerline of 6th Street SW a distance of approximately 668 feet; thence northerly along an approximately north-south line a distance of approximately 337 feet; thence westerly along said line approximately 337 north of the centerline of 6th Street SW to a point approximately 161 feet east of the centerline of 14th Avenue SW; then southerly along an approximately north-south line a distance of approximately 19 feet; thence westerly along an approximately east-west line a distance of approximately 13 feet; thence southerly along an approximately north-south line a distance of approximately 50; thence westerly along an approximately east-west line a distance of approximately 148 feet to the centerline of 14th Avenue SW; and thence northerly along the centerline of 14th Avenue SW to the point of beginning, less the Primary Medical Institutional West (PW) subdistrict.

Subdivision 3. Zoning Map. The boundary of the Medical Institutional District Special District described herein in 64D.100 Subdivision 3 shall be identified on the Official Zoning Map as "SD-3".

Each of the three subdistricts described in 64D.200 Subdivision 2 herein shall be identified on the Official Zoning Map. The Primary Medical Institutional Central area shall be identified by the letters

"PC", the Primary Medical Institutional West as "PW", and the Medical Transitional areas as "TM-W" (west) and "TM-E" (east).

Section 3. The Rochester Code of Ordinances is amended by adding a Section to read:

64D.300 MEDICAL INSTITUTIONAL CAMPUS SPECIAL DISTRICT PLANNING DOCUMENTATION

Subdivision 1. Planning Documents. Permitted land use and zoning controls within the special district are based upon the concept of campus-wide operations and inter-relationships. Specific documents are adopted by resolution of the Common Council as part of this special district which reflect this planning concept. These documents will be the specific guide to land use within the boundaries of the special district. The specific documents are described as follows:

(a) A Master Plan which shall describe a statement of mission and purpose, proposed land use areas, distribution of and maximum campus densities, utility infrastructure plans, and campus landscape and open space plans and which shall describe how the Master Plan promotes the purpose of the Rochester Comprehensive Plan;

(b) A comprehensive transportation, parking, loading and materials handling system and all weather pedestrian passage plan, which:

(1) demonstrates through engineering simulations or current operations a capacity to adequately sustain the existing and contemplated development and not overly burden the public utility and transportation management system;

(2) describes long term plans for helicopter operations, including the nature and intended use of helicopter pads and support facilities; site plans for facilities; projections of levels of activity in terms of flights per year; equipment and operation standards; preferred flight approaches; and management plans for receiving and responding to complaints; and

(3) identifies existing and planned programs to meet parking and transportation needs of patients, staff, and employees, specifically identifying programs to encourage use of transit, carpooling, bicycles, and other alternate means of transportation.

(c) A campus boundary description which identifies the existing property ownership of Mayo Foundation within their campus. It also includes a summary of existing floor area within campus area by building and parcel.



Subdivision 2. Documents on File. All documents described in 64D.300 Sub 1 shall be kept on file with the City of Rochester in the office of the Rochester-Olmsted Department of Planning and Housing.

Subdivision 3. Five Year Plans Document Updates. Within two months of the adoption of the Special District and at least every 5 years following the adoption the Mayo Foundation shall provide a written and graphic detail on the status of all planning documents and the anticipated development in the following five year period. The Mayo Foundation shall make a presentation of plans to the Rochester Planning and Zoning Commission and the Rochester Common Council. The purpose of the plan updates shall be to inform the City of projects which may have an impact on capital improvement programming and infrastructure needs. Revisions to master plan documents will not normally be triggered by five year plan updates, and will be considered at separate hearings.

#### Subdivision 4. Public Notification Requirements

(a) Five year plan updates referenced in 64D.300 Subdivision 3 shall be officially adopted by the Common Council by resolution after review and recommendation by the City Planning and Zoning Commission and the Common Council. The Council shall approve the five year plan update unless it makes a finding that the update is inconsistent with the master planning documents. Consideration of the 5 year plans shall be made in the form of a public hearing before both the Rochester Planning and Zoning Commission and the Rochester Common Council with published notice of the meetings in the official newspaper at least 10 days prior to the meeting date.

(b) Amendments to the planning documents on file referenced in 64D.300 Subdivision 1 Section a and b shall not be accepted by resolution of the Common Council until the City Planning and Zoning Commission and the Common Council consider the proposed amended plans at public hearings. Notice of the hearings to amend the referenced planning documents shall be made by publication in the official newspaper and sending of a mailed notice to property owners within the area subject to the amendment and those within 350 feet of the perimeter boundary of the area subject to the amendment.

Section 4. The Rochester Code of Ordinances is amended by adding a section to read:

#### 64D.400 TRAFFIC MITIGATION STUDIES REQUIRED

Subdivision 1: Traffic Impact Reports. For any new parking structures or expansions to existing parking structures, or new curb cuts onto public streets from the Special District 3 Primary West Subdistrict, Mayo Foundation in cooperation with City of Rochester Transportation staff shall determine the need for a Traffic Impact Study prior to submittal of a zoning certificate application. A Traffic Impact Study shall be prepared and submitted to the city for review if

it is determined that the traffic generated by the facility has the potential to reduce the Level of Service (LOS) on the adjacent street at the access points to the facility or at nearby street intersections, assuming current operational configurations are maintained. In those cases where the resulting LOS will be a LAS A or B, no study would be required. Current description and method of computation for Level of Service as defined in the Highway Capacity Manual shall be used as a guide.

The purpose of the Traffic Impact Study shall be to analyze operational impacts on traffic flow which vehicles utilizing the parking structure will have. The goal of suggested improvements shall be to maintain a Level of Service C, unless the existing LOS is below that, in which case the intent shall be to maintain the existing Level of Service. If it is determined that a study is needed, the extent of the study in terms of affected intersections or street segments to be looked at shall be determined by city staff, using as a guide the standard that any intersection where ramp traffic may make up more than 5% of the peak hour directional traffic is a candidate for study.

Upon satisfactory completion of the Traffic Impact Report as determined by the Zoning Administration, it shall be made available for review by the general public. A notice of availability of the report for inspection shall be published by the City in the local newspaper of record. Copies of the Traffic impact report shall be made available for inspection at the Office of the Rochester City Clerk, the Rochester Public Library at the Office of Planning and Housing. Written responses from the general public concerning the Traffic Impact Report shall be made to the Zoning Administrator within 30 days from the publication of the notice of availability. Upon completion of the 30 day comment period, all written responses received from the public and a recommendation from the Zoning Administrator concerning the Traffic Impact Report shall be forwarded to the Rochester Common Council. The Common Council must by adoption of a resolution find the Traffic Impact Report and its recommended conclusions and recommendations adequate before any administrative branch of the City issue any permits necessary for the parking structure, parking structure expansion or roadway curb opening.

Subdivision 2: Traffic Monitoring Information: The Mayo Foundation shall provide current employment totals as of January 1st of the year; to the City of Rochester upon request of the Department of Planning and Housing, broken down for each Primary Medical-institutional area separately. The purpose of this information shall be to supply the City of Rochester with the basic information needed to determine whether initiation of a joint City-Mayo Medical Campus Traffic Study should be recommended to the Common Council for the purpose of investigating the impact of additional employment growth within the Mayo Foundation on the transportation network serving each of the Primary Medical-Institutional areas. The staff will present to the Common Council a recommendation on the need for a study; the Council shall decide whether to proceed with the study and shall conduct discussions with Mayo and other

affected property owners on the distribution of costs and responsibilities for completion of the study.

It is the intent that such a study would be considered when the impact of recent and near-term future growth results in critical capacity thresholds for the major street system serving either of the primary medical-institutional areas being approached, leading to the anticipation of diminished and/or deteriorating transportation service as additional growth occurs in the future.

Section 5. The Rochester Code of Ordinances is amended by adding a section to read:

The Mayo Foundation shall also provide an annual report of helicopter operations, upon request of the Department of Planning and Housing, including the total number of helicopter take-offs and landings at each helipad, and the number of operations taking place in daytime (7:00 A.M. to 10:00 P.M.) and nighttime hours.

#### **64D.500 SPECIAL DISTRICT DEVELOPMENT STANDARDS**

##### **Subdivision 1. Permitted Land Uses**

a) The following principal land uses are permitted as of right in the Special District 3 Medical Institutional Campus:

1. Establishments engaged in providing diagnostic services, extensive medical treatment (including surgical services) and other hospital services, as well as continuous nursing service, including general medical and surgical hospitals, specialty hospitals, medical laboratories, outpatient care facilities, medical schools and associated dormitories, medical appliance sales, and similar uses, but not including animal hospitals.
2. Establishments or other facilities for carrying on investigation in the natural or physical sciences, or engineering and development as an extension of investigation with the objective of creating end products, on a contract or fee basis, and including pilot plant operation.
3. Establishments primarily engaged in providing intermediate or long term nursing and health related care to individuals, typically classified as nursing homes.
4. Dwellings providing shelter and services for the elderly, which may include meals, housekeeping, personal care assistance and minor medical services, but not intermediate, long term or extended nursing care for residents.
5. Automobile parking lots and parking structures except that parking lots and structures in the Medical Institutional Campus West Subdistrict shall be intended to serve uses located in that



subdistrict, and not in the Medical Institutional Central Subdistrict.

b) The following land uses which are incidental to the principal use of the building are permitted in the Special District 3 Medical Institutional Campus when within a building housing a principle land use described in 64D.500 Subd. 1a; and occupying less than 50 percent of the total floor area of the building.

Offices, establishments primarily engaged in providing services involving the care of a person or his or her apparel, such as barber shops, clothing rental, reduction salons and health clubs, photographic studios, cleaning and garment services (but not including power laundries or dry cleaning plants) or coin-operated laundries; establishments furnishing services incidental to transportation, such as freight forwarding, parking services, or the arranging of passenger or freight transportation; Restaurants and cafeterias

c) Accessory uses described herein are a permitted use in the Special District 3 Medical Institutional campus:

A building, structure, or use which 1) is clearly incidental to and customarily found in conjunction with a principal use, building, structure, or campus; 2) is subordinate to and serves a principal use, building, structure, or campus; 3) is subordinate in area, extent or purpose to the principal use, building, structure, or campus; 4) contributes to the comfort, convenience, or is of necessity to occupants of the principal building, principal use, or campus. Within the Primary, Transitional, and Medical Institutional West subdistricts, accessory power plants and parking facilities shall serve only those principal and incidental uses which are located in that subdistrict.

#### Subdivision 2. Campus Floor Area.

The floor area ratio for the Special District Medical Institutional Campus will be calculated for each primary Campus subdistrict (Central or West) and its adjacent Transitional subdistrict. The F.A.R. will be calculated by dividing the floor area of any Foundation owned buildings within each primary subdistrict and adjacent transitional subdistrict by the total lot area owned by the Mayo Foundation within each primary subdistrict and adjacent transitional district. The Maximum F.A.R. for the Primary Medical Institution Central subdistrict and adjacent Medical Transitional Area shall be 6.0. The maximum F.A.R. for the Primary Medical Institutional - West subdistrict and adjacent Medical Transitional Subdistrict shall be 4.0.

#### Subdivision 3. Setbacks - Bufferyards - Lot Coverage

a) There shall be no required setbacks or yards in the Special District Primary Medical Institutional Campus Subdistricts except

where the Special District Campus adjoins a property with an underlying or existing residential zoning district without a intervening street, alley or permanent public open space and where the lot separated by the district boundary have adjacent front yards. In this case, the first 100 feet of the Special District Campus lot adjacent to the residence district shall provide a frontyard or sidestreet sideyard adjacent to the residence district of the minimum depth required for a frontyard in the residence district. Such yard shall be landscaped except for the necessary drives and walkways and shall not be used for parking.

b) A-perimeter bufferyard or setback shall be required along the exterior property lines of each Special District Campus where the Special District boundary abuts a residential zoning district not within the Special District boundary. The perimeter bufferyard or setback width along a street shall be 33 feet from the property line. The perimeter bufferyard or setback along property lines that are not along a street shall be 16' from the property line.

c) Where a Primary Medical Institutional Campus Subdistrict directly abuts or is separated by a public street or alley from property with RI or R-2 zoning a 15' bufferyard or setback from any campus subdistrict property line is required for structures 35' or less in height above the average natural grade along the common lot line. For structures over 35' in height the setback from the common lot line shall be 33'.

d) In the Medical Transitional subdistrict, a bufferyard or setback of 8' measured from the property line shall be provided along all street property lines except where the street faces or fronts a Primary Medical Institutional Subdistrict boundary.

e) In the Medical Transitional Subdistrict all structures erected on a lot which contains less than an entire block front shall be setback from side and rear property lines the minimum setbacks found in the adjacent underlying zone. Where the Medical Transitional Subdistrict lot directly adjoins and has adjacent frontyards with a lot with underlying or existing residential zoning, the first 100 feet of the Medical Transition Subdistrict lot shall provide a frontyard adjacent to the residence district of the minimum depth required for a frontyard in the residence district.

f) In Medical Transitional Subdistricts open parking areas (lots) require no specific bufferyard width or setback except that all parking spaces must be screened by walls, fences, berms and/or landscape plantings to a height of at least 40 inches. If the underlying zoning of the property to be used for a parking lot structure in the Medical Transitional Subdistrict is R-1 or R-2 then the site on which the parking use is to be located must have at least 200' of lot width as measured along the street frontage.

g) Traffic Visibility Corner Lots. In the Medical Institutional Campus Special District no traffic visibility zone shall be required as found in 62.202 of the Zoning Code on corner lots when the intersecting streets creating the corner are controlled by stoplights (semaphores)

h) Subdivision 3. Maximum lot coverage of all structures in the Primary Medical Institutional West Subdistrict shall be 50 percent.

#### Subdivision 4. Height Limits.

a) There shall be no maximum height for principal or accessory building or structures in the Special District Primary Medical Institutional - Central Subdistrict. In the Primary Medical Institutional - West Subdistrict the maximum height for principal or accessory buildings shall be 210 feet and for parking ramps the maximum height shall be 66 feet as measured to the top of the uppermost parking floor of the parking structure.

b) The maximum height for buildings or structures in the Special District Transitional Medical Campus Subdistrict will be 66'. The height requirement for this section is calculated as follows: 33 feet above grade level is permitted and additional building height is allowed by adding one foot increments for each one foot of additional setback above 33' from the perimeter street line of the Special District.

#### Subdivision 5. Signs

Signs within the Special District Primary Medical Subdistricts shall be controlled as regulated by the standards of the Rochester Zoning Code in the I (Institutional) Zoning District. Signs in the Transitional Medical Subdistrict shall be regulated by the standards of the Rochester Zoning Code as applied to the respective underlying zone.

#### Subdivision 6. Parking and Loading

The number of off-street parking and loading spaces required for any new building expansion in the Special District Medical Institutional Campus shall be determined by the goals and standards of the Campus Master Plan.

Off street parking goals shall be determined for each primary subdistrict and its surrounding transitional subdistrict. A parking and loading plan for the Primary Medical District West and adjacent Transitional Medical Area and for the Primary Medical Institutional Central and adjacent Transitional Medical Area will be provided.

#### Subdivision 7. Hours of Operation



Any permitted use within the Special District Medical Institutional Campus that is involved with continuous primary medical care, provision of emergency medical attention, medical research, laboratory analysis or integral administration of such activities may take place at any time during the day or night.

#### Subdivision 8. Helipad - Helicopter Accessory Use

Helicopter access must be used for emergency transportation only. All helipads must be located within the primary Medical Institutional Subdistrict boundaries. The Primary Institutional West Subdistrict shall have only one primary functioning helipad, however, back-up or secondary helipads may exist within the subdistrict. Helipads must be located as shown in adopted master plan documents.

Section 6. The Rochester Code of Ordinances is amended by adding a section to read:

#### 64D.600 PERMIT ADMINISTRATION

In addition to the requirements of 61.200 of the Zoning Code, every application for a zoning certificate within the Medical Institutional Campus shall be accompanied by a complete and up-to-date document which describes the existing number of parking spaces available within the Medical Institutional Campus by subdistrict, the total amount of floor area within the campus by subdistrict and the total lot area within the Campus by subdistrict.

In order to issue a zoning certificate within the Medical Institutional Campus, the Zoning Administrator must determine if all development standards are met and the proposed use of buildings or structures is consistent with the Special District documents. The zoning administrator shall act upon all applications for zoning certificate and conditional use permits on which he is authorized to act by the provisions of the zoning code within thirty (30) days after they are filed in full compliance with all the applicable requirements. He shall either issue the permits within said thirty (30) days or shall notify the applicant in writing of his refusal and reasons therefore.

Section 7. The Rochester Code of Ordinances is amended by adding a section to read:

#### 64D.700 VARIANCE AND APPEALS

The Rochester Common Council shall be designated as the Zoning Board of Appeals and assume the duties of the Board to hear and decide appeals of any decision made by the Zoning Administrator in the administration and enforcement of this special district and hear requests for variances from the literal provisions of this special district.

Section 8. The Rochester Code of Ordinances is amended by adding a section to read:

64D.800 RESCINDING APPROVAL

The Rochester Common Council may without liability rescind the provisions of this Special District and return the properties to their underlying zoning district at the time of adoption. Rescinding this overlay zoning district shall follow the procedures set forth in Section 61.500 of the Rochester Zoning Code.

Section 9. This ordinance shall be effective from and after its publication.

PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF ROCHESTER, MINNESOTA, THIS 18 DAY OF March, 1991.

Thomas B. Selby  
PRESIDENT OF SAID COMMON COUNCIL

ATTEST: Debrae A. Sumner  
CITY CLERK

APPROVED THIS 19 DAY OF MARCH, 1991.

Walter Taylor  
MAYOR OF SAID CITY

(Seal of the City of  
Rochester, Minnesota)

ORDINANCE NO. 3669

AN ORDINANCE AMENDING AND REENACTING SUBDIVISION 2 OF SECTION 64D.200 OF THE ROCHESTER CODE OF ORDINANCES, RELATING TO THE LEGAL DESCRIPTION FOR THE LAND COVERED BY THE MAYO CLINIC MEDICAL INSTITUTIONAL CAMPUS SPECIAL DISTRICT #3.

THE COMMON COUNCIL OF THE CITY OF ROCHESTER DO ORDAIN.

Section 1. Subdivision 2 of Section 64D.200 of the Rochester Code of Ordinances is hereby amended and reenacted to read as follows:

Subdivision 2. Special District Medical Institutional Campus Sub-Districts. The regulations established hereinafter for this special district will be uniquely applied in defined Subdistricts within the boundaries of the Special District. The special district will be divided into the following subdistrict areas:

3) Special District 3 - Medical Transition Area lying adjacent to the two Primary Medical Institutional Subdistricts. These subdistricts are legally described as follows:

East Medical Transition Subdistrict (MT-E): Beginning at the centerline intersection of 6th Avenue NW and the south right-of-way line of 5th Street NW and proceeding southeasterly along said south right-of-way and the south right-of-way for the extension of 5th Street NW as indicated on Official Map No. 11 (City Ord 2542) to its centerline intersection with 2nd Avenue NW; thence south along the centerline of 2nd Avenue NW approximately 54 feet to the center line of the right-of-way of the former Chicago and Northwestern Railroad Spur line; thence southeasterly along said railroad right-of-way centerline to the centerline of 1st Avenue NW; thence south along the centerline of 1st Avenue NW to its intersection with the centerline of 3rd Street NW, thence west along the centerline of 3rd Street NW to its intersection with the centerline of 2nd Avenue NW; thence southerly along the centerline of 2nd Avenue NW to its centerline intersection with 2nd Street NW; thence easterly along the centerline of 2nd Street NW to the midblock line between 1st Avenue NW and North Broadway; thence southerly along said midblock line between 1st Avenue NW and North Broadway to its centerline intersection with 1st Street NW; thence westerly to the centerline of 1st Avenue NW; thence southerly along the centerline of 1st Avenue NW to its intersection with Center Street; thence westerly to the mid-block lot line between 1st Avenue SW and 2nd Avenue SW; thence southerly along said mid-block lot line extended to its centerline intersection with 3<sup>rd</sup> Street SW; thence westerly along the centerline of 3<sup>rd</sup> Street SW to its centerline intersection with 2<sup>nd</sup> Avenue SW; thence southerly along the centerline of 2<sup>nd</sup> Avenue SW to its intersection with 6<sup>th</sup> Street SW; thence westerly along the centerline of 6<sup>th</sup> Street SW to its centerline intersection with 5<sup>th</sup> Avenue SW; thence northerly along the centerline of 5th Avenue SW to the mid block line between 5th Street SW and 4th Street



SW thence westerly along said midblock line between 5th Street SW and 4th Street SW to its intersection with 6th Avenue SW; thence northerly along the centerline of 6th Avenue NW to its intersection with the centerline of 4th Street SW, thence westerly along the centerline of 4th Street SW to its intersection with the west property line of city parcel 1600-15000; thence northerly along said west property line of city parcel 1600-15000 to the centerline of the alley between 4th Street SW and 3rd Street SW; thence easterly along the centerline of said alley to the centerline of the alley west of city parcels 1600-14700 to 1600-14835; thence northerly along the centerline of said alley to its extended intersection with the centerline of 3rd Street SW; thence westerly along the centerline of 3rd Street SW to its intersection with the centerline of 7th Avenue SW; thence northerly along the centerline of 7th Avenue SW; thence easterly 24 feet along the centerline of 2nd Street SW; thence in a northerly direction along the west property line of city parcel 2380-11300 and continuing along the west property line of city parcel 2380-11100 extended to its intersection with 1st Street SW; thence westerly along the centerline of 1st Street SW to the extended east property lines of city parcels 2380-10300 and 2380-10000; thence northerly along said extended east property lines to the intersection with West Center Street; thence easterly along the centerline of West Center Street to its intersection with the west property lines, extended, of city parcels 2380-9400 and 2380-8300, then northerly to the centerline intersection with 1st Street NW; thence easterly along the centerline of 1st Street NW to its intersection with the centerline of 6th Avenue NW; thence northerly along 6th Avenue NW to the point of beginning, less the Primary Medical Institutional Central (PC) subdistrict.

Section 2. This ordinance shall be effective from and after the date of its publication.

PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF

ROCHESTER, MINNESOTA, THIS 20TH DAY OF SEPTEMBER, 2004.

John H. Hunsicker  
PRESIDENT OF SAID COMMON COUNCIL

ATTEST: Andy Kaye  
CITY CLERK

APPROVED THIS 21st DAY OF SEPTEMBER, 2004.

Andrew F. Bueck  
MAYOR OF SAID CITY

(Seal of the City of  
Rochester, Minnesota)

Ord2000/640 200(2)

ORDINANCE NO. 4052

AN ORDINANCE AMENDING AND REENACTING SUBDIVISION 2 OF SECTION 64D.200 OF THE ROCHESTER CODE OF ORDINANCES, RELATING TO THE LEGAL DESCRIPTION FOR THE LAND COVERED BY THE MAYO CLINIC MEDICAL INSTITUTIONAL CAMPUS SPECIAL DISTRICT #3.

THE COMMON COUNCIL OF THE CITY OF ROCHESTER DO ORDAIN:

Section 1. Subdivision 2 of Section 64D.200 of the Rochester Code of Ordinances is hereby amended and reenacted to read as follows:

Subdivision 2. Special District Medical Institutional Campus Sub-Districts. The regulations established hereinafter for this special district will be uniquely applied in defined Subdistricts within the boundaries of the Special District. The special district will be divided into the following subdistrict areas:

1) Special District 3 - Primary Medical-Institutional Central Subdistrict - This subdistrict is legally described as follows:

Beginning at the centerline intersection of the 6<sup>th</sup> Avenue NW and the south right-of-way line of Civic Center Drive NW (formerly 5<sup>th</sup> Street NW) and proceeding southeasterly along said south right-of-way to its centerline intersection with 2<sup>nd</sup> Avenue NW; thence southerly along the centerline of 2<sup>nd</sup> Avenue NW to its centerline intersection with 2<sup>nd</sup> Street NW; thence easterly along the centerline of 2<sup>nd</sup> Street NW to the midblock line between 1<sup>st</sup> Avenue NW and North Broadway; thence southerly along said midblock line between 1<sup>st</sup> Avenue NW and North Broadway to its centerline intersection with 1<sup>st</sup> Street NW; thence westerly along the centerline of 1<sup>st</sup> Street NW; thence southerly along the centerline of 1<sup>st</sup> Avenue NW to its centerline intersection with Center Street; thence westerly along the Center Street centerline to the midblock lot line between 1<sup>st</sup> Avenue and 2<sup>nd</sup> Avenue; thence southerly along said midblock lot line extended to its centerline intersection with 3<sup>rd</sup> Street SW; thence westerly along the centerline of 3<sup>rd</sup> Street SW to its centerline intersection with 2<sup>nd</sup> Avenue SW; thence southerly along the centerline of 2<sup>nd</sup> Avenue SW to its centerline intersection with the 6<sup>th</sup> Street SW; thence westerly along the centerline of 6<sup>th</sup> Street SW to its centerline intersection with 5<sup>th</sup> Avenue SW; thence northerly along the centerline of 5<sup>th</sup> Avenue SW to its centerline intersection with 4<sup>th</sup> Street SW; thence westerly along the centerline of 4<sup>th</sup> Street SW to its centerline intersection with 6<sup>th</sup> Avenue SW; thence northerly along the centerline of 6<sup>th</sup> Avenue SW to its centerline intersection with 3<sup>rd</sup> Street SW; thence westerly along the centerline of 3<sup>rd</sup> Street SW to its centerline intersection with 7<sup>th</sup> Avenue SW; thence northerly along the centerline of 7<sup>th</sup> Avenue SW to its centerline intersection with 2<sup>nd</sup> Street SW; thence easterly along the centerline of 2<sup>nd</sup> Street SW to its centerline intersection with 7<sup>th</sup> Avenue SW; thence northerly along the centerline of 7<sup>th</sup>

Avenue SW/NW to its centerline intersection with 2<sup>nd</sup> Street NW; thence easterly along the centerline of 2<sup>nd</sup> Street NW to its centerline intersection with 6<sup>th</sup> Avenue NW; thence northerly along the centerline of 6<sup>th</sup> Avenue NW to the point of beginning.

2) Special District 3 – Primary Medical-Institutional West Subdistrict. This subdistrict is legally described as follows:

Beginning at the centerline intersection of 14<sup>th</sup> Avenue SW and 2<sup>nd</sup> Street SW; thence easterly along the centerline of 2<sup>nd</sup> Street SW to its intersection with an approximately north-south line located 106 feet east of the extended centerline of 10<sup>th</sup> Avenue SW; thence southerly along said approximately north-south line to a point approximately 216 feet south of the centerline of 2<sup>nd</sup> Street SW; thence westerly along an approximately east-west line located approximately 216 feet south of the centerline of 2<sup>nd</sup> Street SW a distance of approximately 306 feet; thence south along an approximately north-south line a distance of approximately 203 feet; thence easterly along an approximately east-west line to the centerline of 10<sup>th</sup> Avenue SW; thence southerly along the centerline of 10<sup>th</sup> Avenue to its intersection with the centerline of the right-of-way line of 4<sup>th</sup> Street SW; thence west along the extension of said centerline to a point 237.5 feet westerly of the centerline of 10<sup>th</sup> Avenue SW; thence south along a line 237.5 feet west of and parallel to the centerline of 10<sup>th</sup> Avenue SW to a point 237.5 feet north of the centerline of 6<sup>th</sup> Street SW; thence west along a line 237.5 feet north and parallel to the centerline of 6<sup>th</sup> Street SW a distance of approximately 468 feet; thence northerly along an approximately north-south line to a point approximately 337 feet north of the centerline of 6<sup>th</sup> Street SW; thence westerly along said line approximately 337 feet north of the centerline of 6<sup>th</sup> Street SW a distance of approximately 717 feet; thence southerly along an approximately north-south line a distance of approximately 19 feet; thence westerly along an approximately east-west line a distance of approximately 13 feet; thence southerly along an approximately north-south line a distance of approximately 50 feet; thence westerly along an approximately east-west line a distance of approximately 148 feet to the centerline of 14<sup>th</sup> Avenue SW; and thence northerly along the centerline of 14<sup>th</sup> Avenue SW to the point of beginning.

Together with:

Beginning at the centerline intersection of 11<sup>th</sup> Avenue SW and 2<sup>nd</sup> Street SW, Rochester, MN; thence easterly along the centerline of said 2<sup>nd</sup> Street SW to the intersection with an approximately north-south line located 106 feet east of the northerly extension of 10<sup>th</sup> Avenue SW; thence southerly along said approximately north-south line approximately 216 feet; thence westerly along an approximately east-west line located approximately 216 feet south of the centerline of said 2<sup>nd</sup> Street SW, a distance of approximately 306 feet; thence southerly along an approximately north-south line approximately 203 feet; thence easterly along an approximately



east-west line to the centerline of 9<sup>th</sup> Avenue SW; thence northerly along said centerline to the westerly extension of the south line of the east-west alley lying between 2<sup>nd</sup> Street SW and 3<sup>rd</sup> Street SW; thence easterly along said westerly extension and along the south line of said alley to the east line of BLOCK 29, HEAD & McMAHON'S ADDITION; thence southerly along said east line and the southerly extension thereof to the centerline of 3<sup>rd</sup> Street SW; thence easterly along said centerline to the centerline of 8<sup>th</sup> Avenue SW; thence southerly along said centerline to the centerline of 4<sup>th</sup> Street SW; thence easterly along said centerline to centerline of 7<sup>th</sup> Avenue SW; thence northerly along centerline to the centerline of 2<sup>nd</sup> Street SW; thence easterly along said centerline to the centerline of 7<sup>th</sup> Avenue SW running north from 2<sup>nd</sup> Street SW; thence northerly along said centerline of 7<sup>th</sup> Avenue SW to the centerline of 1<sup>st</sup> Street SW; thence westerly along said centerline 235.50 feet; thence southerly parallel with the centerline of 7<sup>th</sup> Avenue SW, 133 feet; thence westerly parallel with 1<sup>st</sup> Street SW to the east line of Outlot 4, CUMMINGS ADDITION; thence northerly along said east line to the centerline of 1<sup>st</sup> Street SW; thence westerly along said centerline to the centerline of 11<sup>th</sup> Avenue SW; thence southerly along said centerline to the point of beginning.

3) Special District 3 – Medical Transition Area lying adjacent to the two Primary Medical Institutional subdistricts. These subdistricts are legally described as follows:

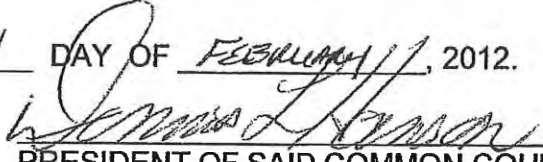
East Medical Transition Subdistrict (MT-E): Beginning at the centerline intersection of 6<sup>th</sup> Avenue NW and the south right-of-way line of Civic Center Drive NW (formerly 5<sup>th</sup> Street NW) and proceeding southeasterly along said south right-of-way to its centerline intersection with 2<sup>nd</sup> Avenue NW; thence south along the centerline of 2<sup>nd</sup> Avenue NW approximately 54 feet to the centerline of the right-of-way of the former Chicago and Northwestern Railroad Spur line; thence southeasterly along said railroad right-of-way centerline to the centerline of 1<sup>st</sup> Avenue NW; thence south along the centerline of 1<sup>st</sup> Avenue NW to its intersection with the centerline of 3<sup>rd</sup> Street NW; thence west along the centerline of 3<sup>rd</sup> Street NW to its intersection with the centerline of 2<sup>nd</sup> Avenue NW; thence southerly along the centerline of 2<sup>nd</sup> Avenue NW to its centerline intersection with 2<sup>nd</sup> Street NW; thence easterly along the centerline of 2<sup>nd</sup> Street NW to the midblock line between 1<sup>st</sup> Avenue NW and North Broadway; thence southerly along said midblock line between 1<sup>st</sup> Avenue NW and North Broadway to its centerline intersection with 1<sup>st</sup> Street NW; thence westerly to the centerline of 1<sup>st</sup> Street NW to its centerline intersection with 1<sup>st</sup> Avenue NW; thence southerly along the centerline of 1<sup>st</sup> Avenue NW to its intersection with Center Street; thence westerly to the midblock lot line between 1<sup>st</sup> Avenue SW and 2<sup>nd</sup> Avenue SW; thence southerly along said midblock lot line extended to its centerline intersection with 3<sup>rd</sup> Street SW; thence westerly along the centerline of 3<sup>rd</sup> Street SW to its centerline intersection with 2<sup>nd</sup> Avenue SW; thence southerly along the centerline extension of 2<sup>nd</sup> Avenue SW to its intersection with an extension of 7<sup>th</sup> Street SW; thence westerly

along 7<sup>th</sup> Street SW extended to its centerline extension with 5<sup>th</sup> Avenue SW; thence northerly along the centerline of 5<sup>th</sup> Avenue SW to the midblock line between 5<sup>th</sup> Street SW and 4<sup>th</sup> Street SW; thence westerly along said midblock line between 5<sup>th</sup> Street SW and 4<sup>th</sup> Street SW to its intersection with 6<sup>th</sup> Avenue SW; thence northerly along the centerline of 6<sup>th</sup> Avenue SW to its intersection with the centerline of 4<sup>th</sup> Street SW; thence westerly along the centerline of 4<sup>th</sup> Street SW to its intersection with the west property line of LOT 12, BLOCK 16, HEAD AND MCMAHON'S ADDITION; thence northerly along said west property line to the centerline of the alley between 4<sup>th</sup> Street SW and 3<sup>rd</sup> Street SW; thence easterly along the centerline of said alley to the centerline of the north-south alley in the block; thence northerly along the centerline of said alley to its extended intersection with the centerline of 3<sup>rd</sup> Street SW; thence westerly along the centerline of 3<sup>rd</sup> Street SW to its intersection with the centerline of 7<sup>th</sup> Avenue SW; thence northerly along the centerline of 7<sup>th</sup> Avenue SW to its centerline intersection with 2<sup>nd</sup> Street SW; thence easterly along the centerline of 2<sup>nd</sup> Street SW to its centerline intersection with 7<sup>th</sup> Avenue SW; thence northerly along the centerline of 7<sup>th</sup> Avenue SW to its centerline intersection with 1<sup>st</sup> Street SW; thence westerly along the centerline of 1<sup>st</sup> Street SW to the extended east property lines of City parcels 2380-10300 (now PIN#12831) and 2380-10000 (now PIN#12828); thence northerly along said extended east property lines to the intersection with the centerline of West Center Street; thence easterly along the centerline of West Center Street to its intersection with the west property line, extended, of City parcel 2380-8300 (now PIN#12811); then northerly to the centerline intersection with 1<sup>st</sup> Street NW; thence easterly along the centerline of 1<sup>st</sup> Street NW to its intersection with the centerline of 7<sup>th</sup> Avenue NW; thence northerly along 7<sup>th</sup> Avenue NW to its centerline intersection with 2<sup>nd</sup> Street NW; thence easterly along the centerline of 2<sup>nd</sup> Street NW to its centerline intersection with 6<sup>th</sup> Avenue NW; thence northerly along the centerline of 6<sup>th</sup> Avenue NW to the point of beginning, less the previously described Primary Medical-Institutional Central Subdistrict.

West Medical Transition Subdistrict (TM-W): Beginning at the centerline intersection of 10<sup>th</sup> Avenue SW and 4<sup>th</sup> Street SW; thence southerly along the centerline of 10<sup>th</sup> Avenue SW to its centerline intersection with 6<sup>th</sup> Street SW; thence westerly along the centerline of 6<sup>th</sup> Street SW a distance of approximately 705.5 feet; thence northerly along an approximate north-south line to a point 237.5 north of the centerline of 6<sup>th</sup> Street SW; thence easterly along a line parallel to the centerline of 6<sup>th</sup> Street SW to a point 237.5 feet westerly of the centerline of 10<sup>th</sup> Avenue SW; thence northerly on a line parallel to the centerline of 10<sup>th</sup> Avenue SW to the intersection with the centerline extended of 4<sup>th</sup> Street SW; thence easterly along said extended centerline to the point of beginning.

Section 2. This ordinance shall be effective from and after the date of its publication.

PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF  
ROCHESTER, MINNESOTA, THIS 22nd DAY OF FEBRUARY, 2012.

  
PRESIDENT OF SAID COMMON COUNCIL

ATTEST:   
CITY CLERK

APPROVED THIS 23rd DAY OF FEBRUARY, 2012.

  
MAYOR OF SAID CITY

(Seal of the City of  
Rochester, Minnesota)

Ord10.64D.200(2)



## PART 10.0 | APPENDICES:

MAYO SUPPORT CAMPUS SPECIAL DISTRICT: Zoning Ordinance #3534 (2003)



ORDINANCE NO. 3534

AN ORDINANCE CREATING AND ENACTING CHAPTER 64N, AND AMENDING AND REENACTING SECTION 60.327 OF THE ROCHESTER CODE OF ORDINANCES, RELATING TO THE ESTABLISHMENT OF THE MAYO SUPPORT CAMPUS SPECIAL DISTRICT.

THE COMMON COUNCIL OF THE CITY OF ROCHESTER DO ORDAIN:

Section 1. Chapter 64N of the Rochester Code of Ordinances is hereby created and enacted to read as follows:

64N. MAYO SUPPORT CAMPUS SPECIAL DISTRICT

64N.100 FINDINGS AND DISTRICT BOUNDARIES.

Subdivision 1. Findings. It is the finding of the Council that the lands described in Subdivision 3 herein which define the property under the ownership and control of the Mayo Clinic are of special and substantial significance to the City of Rochester. In a desire to effectively and efficiently achieve community goals, to assist and encourage the development and expansion of medical support land uses, to comprehensively master plan a phased medical campus, to integrate related medical facilities on a single campus, with skillful architectural and landscape design, and to efficiently plan for future private investment and public capital, the Common Council hereby creates a special zoning district, as provided in Section 62.900 of the Rochester Code of Ordinances (R.C.O.), to be known as the Mayo Support Campus Special District. This determination is based upon the following specific findings:

- A. The land area, the existing land use and existing facility at the Mayo Support Campus provides the opportunity to expand the medical services on a single campus site and to integrate related medical services in an efficient manner.
- B. The land area under the ownership of the Mayo Clinic provides adequate space to buffer neighbors from potential adverse impacts of noise, visual, traffic, and congestion.
- C. The structures and activities on the site are proposed to be confined to an area removed from the boundaries of the site. The physical configurations of and interrelations among the structures and activities are not anticipated to adversely impact adjacent property owners.

- D. Given the unique nature of the Mayo Support Campus operations and the size and arrangement of its site, it is desirable to devise a unique zoning district with specific regulations that will accommodate the needs of the medical campus and adequately guide the expansion of its activities and facilities. In doing so, it will permit the Mayo Clinic to confidently plan for future investment and growth in Rochester at a site that is remote from the downtown campus. Similarly, the City will be able to confidently program its long-range capital investment in the area based on agreed-upon plans.

Subd. 2. Intent. It is the intent of this Ordinance to assist and encourage the development of the medical related support services and activities in a campus setting by creating special zoning approaches. All of the structures and uses of the land are intended, directly or indirectly, to further the purpose of integrating medical support services on a single campus with adequate space for future growth.

- A. Uses of land and structures related to medical and clinical support services including the following:
- (1) Clinical and Administrative Support Services
    - (a) Facility engineering
    - (b) Human Resources
    - (c) Administrative Services
    - (d) Medical Records
    - (e) Data Processing
    - (f) Laboratory/Laboratory Support
  - (2) Medical
    - (a) Community Medical Practice
    - (b) Research, Development and Testing
- B. Uses of land and structures for light manufacturing, including, but not limited to, printing of brochures, software production, computer enhancement, and technology research and development.
- C. Uses of land and structures for offices, warehousing and storage, park and ride facilities, parking structures, maintenance and vehicular storage garage and utility support facilities.
- D. Uses of land and structures for communication and emergency services, exercise facilities and educational services, cafeteria, day-care facility (employee), and other similar or related uses.
- E. Pedestrian and bicycle facilities and trails with connection to the Douglas Trail system and other similar amenities for use by employees.



F. Storm water detention and related facilities.

These zoning approaches are applicable to institutions, which have ownership of the lands described below.

Subd. 3. Description of Lands Contained Herein. This Ordinance shall apply to the following land located in the City of Rochester, County of Olmsted, State of Minnesota:

Lots 1, 2 and 3, Block 1, Western Digital Technology Park, Olmsted County, Rochester, Minnesota

64N.200. EFFECT OF REGULATIONS.

Subdivision 1. Applicability. The Special District established by this Ordinance shall be an overlay zoning district with unique development standards and procedures applicable to development on the property defined as the Mayo Support Campus, which is the property within the district boundary. Unless otherwise specified within these regulations, all other standards and requirements of the Rochester Zoning Ordinance remain in effect. All uses in the Mayo Support Campus Special District are considered nonresidential uses.

Subd. 2. Zoning Map. The boundary of the Mayo Support Campus Special District shall be identified on the official Zoning Map as "SD-13."

64N.300. MAYO SUPPORT CAMPUS SPECIAL DISTRICT PLANNING DOCUMENTATION.

Subdivision 1. Planning Documents. Permitted land uses and zoning controls within the special district are based upon the concept of site-wide operations and inter-relationships. Specific documents are adopted by resolutions of the Common Council as part of this special district, which reflect this planning concept. These documents will be the specific guide to land uses and phased activities within the boundary of the special district. The specific documents are described as follows:

- A. A long-range Master Plan (General Development Plan), which shall include a narrative of intended uses, general site capacity, structures, proposed land use activities, general locations and separation distances for structures, areas for parking and accesses, provisions for pedestrian and bicycle facilities, and open space.
- B. A Traffic Impact Report with an analysis of existing conditions and full build-out at the proposed campus.

Subd. 2. Approval and Amendment Processes. The Master Plan and Traffic Impact Report, and any amendments thereto, shall be processed under the provisions and criteria of the Zoning Ordinance and Land Development Manual for the City of Rochester. Both the initial approval and subsequent amendment of the Master Plan shall be processed according to the Type III, Phase II process.

Subd. 3. Plan Document Updates. Every five years following the adoption of the Mayo Support Campus Special District, but synchronized with the downtown Medical Campus review periods, the status of all planning documents shall be reviewed. The Mayo Clinic shall make a presentation of plans to the Rochester Planning and Zoning Commission and the Rochester Common Council beginning in 2006. Each presentation shall be in the form of a public hearing with a minimum of ten days notice given in the official newspaper.

#### 64N.400. SPECIAL DISTRICT DEVELOPMENT STANDARDS.

Subdivision 1. Permitted Land Uses. The principal land uses as described in Section 64N.100, Subdivision 2 (A-F), and other similar or related uses, are permitted as of right in the Mayo Campus Special District.

Subd. 2. Floor Area, Lot Coverage, Setbacks, Bufferyards, and Height and Bulk of Structures.

- A. The floor area ratio for the Mayo Support Campus Special District shall not exceed 0.50.
- B. The proportion of impervious surface created by structures and paved areas shall not exceed 60% of the gross area.
- C. Except as provided below, the setback along any property line may be used for pedestrian ways, bikeways, landscaping, and drainage, but not for parking. Existing structures and parking areas located within required setbacks are permitted to remain.

A setback of 100 feet from the right-of-way line of the Douglas Trail shall be required along the exterior property line of the Special District Campus where the Special District boundary adjoins the Douglas Trail, which shall be used only for pedestrian ways, bikeways, landscaping and drainage facilities.

- D. Except for pedestrian ways, bikeways and drainage facilities, the setback area shall be maintained in vegetative cover, which may include the uses in Subdivision 3 (B).

- E. Parking structures shall not exceed four levels of exposed parking or 50 feet in height on the east side of the property. Where a fourth level of exposed parking is proposed, the fourth level shall not have a roof above the parking spaces. Other structures, regardless of their distance from the east property line, shall not exceed five exposed levels or 75 feet in height on the east side of the property.
- F. Lighting for this property shall comply with Lighting Standard B of the Rochester Zoning Ordinance and Land Development Manual and shall be cut-off light fixtures satisfying R.C.O. §63.213(3).
- G. Site design shall be developed to minimize impacts to the adjacent neighborhood, especially from mechanical units, exterior lighting, parking lot and ramp lighting, and noise.
- H. In order to maintain the existing quality and usability of the Douglas Trail, storm water management shall be designed such that surface water runoff will not exceed baseline conditions documented prior to further site development with respect to the Douglas Trail right-of-way. Additionally, a separation from the Douglas Trail right-of-way to the storm water facilities shall be provided to allow maintenance, repair and reconstruction of said facilities to avoid disturbance to the land within the Douglas Trail right-of-way.
- I. To soften the edge of the Campus where it meets the Douglas Trail right-of-way, a bufferyard shall be provided along the entire north and east property line that is comparable to Bufferyard "B," as identified in R.C.O. §63.265.

Subd. 3. Landscaping.

- A. All new surface parking spaces and drives located within the required setback areas shall be by berms and/or landscape plantings. Outside of setback areas, surface parking landscaping shall be provided at a level similar to existing parking lot landscaping.
- B. All setback areas shall be landscaped in accordance with the landscape plan element of the Site Development Plan for each phase. Landscaping of setback areas may include forestry, cropland, pasture, and/or prairie grasses in place of or in addition to conventional landscaping materials. Notwithstanding any other ordinance to the contrary, the Mayo Support Campus Special District is exempt from limits on the height of native or ornamental tall grasses, native or ornamental forbs and shrubs.

Subd. 4. Access, Parking, Circulation, Loading and Signs.

- A. The number of permanent off-street parking and loading spaces required for any new building expansion in the Mayo Support Campus Special District shall be determined by the goals and standards of the Master Plan.
- B. Goal: The parking ratio for the full build-out of the Mayo Support Campus Special District shall be one parking stall for every 240 square feet of gross building area. The specific parking ratios of each phase may vary from this provision depending upon the specific uses.
- C. Parking will be provided on the surface and in structures.
- D. Access to the site is limited to one location onto 41<sup>st</sup> Street N.W.; one full or cross-over access to West Circle Drive (CSAH #22) at its existing location; and a right in-right out to West Circle Drive opposite the access road to Northern Hills Golf Course.
- E. Load/unload facilities shall be provided in appropriate locations of each structure as detailed on the Site Development Plans for each phase.
- F. Pedestrian trails, pedestrian trail connections to the Douglas Trail, vehicular access drive between and around structures, emergency vehicle drives, and access to perimeter roadways shall be as conceptually shown on the Master Plan and will be more specifically detailed on the Site Development Plan for each phase.
- G. For purposes of this Special District, the permitted signs shall consist of building identification, directional signs and site signs. All signs must meet the standards of Section 63.225 sign type B unless otherwise noted in the Master Plan. The style of the sign must be consistent with the Mayo Clinic standards.

Subd. 5. Hours of Operation. Ordinary hours of operation shall be 24 hours a day, seven days a week in accordance with the various types of land use activities.



64N.500. PERMIT ADMINISTRATION. Subdivision 1. In addition to the requirements of R.C.O. §§61.580 through 61.584, every application for a zoning certificate within the Mayo Support Campus shall be accompanied by a complete and current document which describes the existing number of parking spaces available within the Special District and which certifies that the cumulative total of land uses and structures, including those for which the zoning certificate is sought, do not exceed Special District standards for floor area and impervious surface coverage.

Subd. 2. In order to issue a zoning certificate within the Mayo Support Campus, the zoning administrator must determine if all development standards are met and the proposed use of buildings or structure is consistent with the Special District documents.

64N.600. VARIANCE AND APPEALS. The Rochester Common Council is designated as the Zoning Board of Appeals and will assume the duties of that Board to hear and decide appeals of any decision made by the zoning administrator in the administration and enforcement of this Special District and hear requests for variances from the literal provisions of this Special District.

64N.700 RESCINDING APPROVAL. The Rochester Common Council may, without liability, rescind the provisions of this Special District Ordinance and return the property to its underlying zoning district at the time of adoption or to another zoning district. Rescinding this overlay zoning district must follow the procedures set forth in R.C.O. §60.330.

Section 2. Section 60.327 of the Rochester Code of Ordinance is amended and reenacted to read as follows:

60.327      **SD SPECIAL DISTRICTS:** Existing Special Districts approved by Ordinance numbers 3443, 3404, 2726, 2516, 2247, 3385, 3468, 3497, 3503, 3520 and 3534 are recognized as separate zoning districts and the plans and procedures established for each Special District will continue in force. When a Special District Ordinance does not specify the procedure or criteria to amend an approved site development plan, the proposed amendment will be reviewed under Section 64.148. When a Special District Ordinance requires a two-phase review, the development will be reviewed under Section 61.146 and either Section 62.708 (1) (for preliminary plans) or Section 62.708 (2) (for final plans).

Section 3. This Ordinance shall become effective on and after the date of its Publication.

PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF  
ROCHESTER, MINNESOTA, THIS 22 DAY OF JANUARY, 2003.

John Hunziker  
PRESIDENT OF SAID COMMON COUNCIL

ATTEST: Tidy Kay Sherwin  
CITY CLERK

APPROVED THIS 23 DAY OF JANUARY, 2003.

Lucas F. Breda  
MAYOR OF SAID CITY

(Seal of the City of  
Rochester, Minnesota)

On 2/20/03 10:41 AM by SupriyaCampus

## **PART 10.0 | APPENDICES:**

### CITY OF ROCHESTER COMMUNITY DEVELOPMENT RESPONSE LETTER

December 15, 2021



**B | W | B | R**



Please address the letter to:  
Tim Siegfried, Division Chair  
Mayo Clinic Facilities Project Services

January 11, 2022

Mayo Clinic Families Project Services  
Centerplace 7 – 200 1<sup>st</sup> St. SW  
Rochester, MN  
55905

[Siegfried.timothy@mayo.edu](mailto:Siegfried.timothy@mayo.edu)

In the report, Mayo Clinic lists 28,855 employees on the Downtown/St. Marys campuses. The location of employees' worksite included in the report are as of January 2021, which is the benchmark date for all information in the Five Year Plan. Since January 2021, approximately 2,900 staff who were previously based in downtown Rochester began transitioning to permanent remote worker status. Mayo Clinic will provide the city and public with updates as this number evolves in the future.

**Re: Mayo Clinic Special District Five-Year Plan Review (CD2021-001SD)**

Thank you for the opportunity to review the Mayo Five Year Plan Update. The City Team has reviewed the document and finds that the plan, submitted December 15, 2021, enables Mayo Clinic and City of Rochester to effectively plan for future public capital and private investment. The subject document fulfills the purpose of the required Five-Year Plan Update by informing the City of projects, which may have an impact on capital improvement programming and infrastructure needs. The City Team did not identify any particular conflict within the proposed Five-Year Plan and the City's vision for the downtown. This memo identifies review questions, comments, and minor recommended revisions to the document.

**Questions:**

- Is there a need for visitor/patient transport from airport to campus? Does Mayo have this service?  
[Mayo Clinic does not have airport transport, but does have an information desk at the airport.](#)
- How many medical professionals are downtown on a given day interacting with patients? In the future, the City would strongly suggest identifying a method for tracking the number of total Mayo employee's downtown on a daily basis. This will allow for our team to more effectively plan for infrastructure improvements.
- Does Mayo intend to reestablish the Mayo Employee subsidized bus pass program?  
[Mayo Clinic does still pay for employee RPT use](#)
- In 2021 there are 4115 outside district employees. Are these employees working in Rochester, or are they working in another city but assigned to Rochester (p. 4.5)?  
[This includes employees both in and out of Rochester.](#)

**General Comments:**

- (Pg. 9.2 & 9.4) Project C205 "Expand Parking on Block 12" - This may conflict with City of Rochester DMC District Design Guideline/ Downtown Master Plan as 3<sup>rd</sup> Street is identified as street where parking facilities should be avoided. [should Mayo Clinic proceed with this item, the location and configuration of the parking lot and how it addresses the street will be coordinated with the City](#)
- (Pg. 9.2 & 9.4) Project C204 "Expand on Parking Block 5" – May conflict with City of Rochester DMC District Design Guidelines. Center Street is identified as a street where parking facilities should be avoided. [should Mayo Clinic proceed with this item, the location and configuration of the parking lot and how it addresses the street will be coordinated with the City](#)



- (Pg. 8.2) *“As the campus continues to develop, the goal of providing an enhanced patient experience may suggest the need to vacate certain streets, such as 3rd Street between 2nd and 3rd Avenues Southwest to provide significant green/open space, and provide texture and color for pedestrian areas.”* - It appears vacating this street may prevent access to Mayo Loading Docks.  
*We will revise*

- The City’s new MS4 permit from the state requires that storm water treatment be adequate for the full impervious area “on any project where the sum of new impervious surface and the fully reconstructed impervious surface equals one or more acres”. This means that redevelopment projects that once were required to maintain the status quo will now be required to construct storm water management facilities commensurate with green field development.  
*Noted*

- Sewer/water capacity upgrades have mostly occurred near the Mayo campus, but wherever they haven’t been replaced, please plan on incorporating the upgrades into project(s).  
*Noted*

- Future parking projects should be strategic to incorporate opportunities for employee shuttle queuing to occur within private lots/ramps to keep right of way free and clear of intermittent disruptions.  
*Noted*

- The 2nd Street SW reconstruction project with Rapid Transit does not address any subway/skyway to the west across 14th Avenue as noted in W-305; the City is accommodating a connection across 2nd Street SW to provide subway between St. Mary’s and transit center on north side of street.

*We believe you intended to reference W-303? Mayo Clinic has work for this project from their property line to their buildings*

#### **Requested Revisions to Document**

Pg 1.4, 1.5, 1.6 No Identifier given to “Former Days Inn” site.

*We will add a text label*

Pg 1.4, 1.5, 1.6 “Herman House” on 14<sup>th</sup> Ave SW is not identified.

*We will add a text label*

Pg 1.7 The Epic site should be revised to identify the site as acres (cream colored) as property in the special district not owned by Mayo.

*The map accurately reflects the current district and which properties Mayo Clinic ownership. The Epic site is cream colored on 1.7*

Pg 2.2 & 3.6 Discovery Square One and Two should be listed in the ownership list on page 2.2 and removed from the “Non-owned Leased” list on page 3.6

*Discovery Square Two is not complete, and will not show on these lists. Discovery Square One is not owned by Mayo Clinic and we suggest it remain as accounted.*

Pg. 2.4, 2.5 “Outside District Mayo Owned” property referenced in table but not shown on any of the following corresponding maps. Days Inn (Formerly) / Mayo Family Clinic E / Corner of Frontage Road CSAH 22 & Woodland Drive / Adjacent to the North Parcel 6410320618233/ROW along CSAH 1 – Meadow Park South - Please identify on corresponding map (Maps on pages, 2.6, 2.8)

*We will revise*

Pg 2.6 “Herman House” not 14<sup>th</sup> Ave SW not identified.

*We will add a text label*

Pg 3.3 Discovery Square buildings One and Two need to be added to the Building Square Footage summary on page 3.3. The Floor Area Ratios found on page 3.2 need to be edited to reflect this change.

*We will revise the FAR table to reflect Mayo leased area on Mayo owned land, but propose they stay in the “leased” table.*

Pg 3.5 In parentheses, please note that the Stabile Building is a condominium and some square footage is owned by the University of MN (assuming that the 273,187 sf is just the portion owned by Mayo).

*We will add a note*

Project in process will be added to chapter 9, but was not complete by our Jan. 1, 2021 date, and will not be accounted for elsewhere at this time.

- Pg 3.5 Please identify the Loading Dock as “Outside District Owned”.
- Pg 3.9 Please account for the Kellen Building as a “future project” and add language to Chapter 9 (C-115) to include *construction*, as well as fit up. Or, if the project is intended as an existing development, please identify on the base maps (Pages 3.9 2.6, 1.6, 1.5, 1.4). [Project in process will be added to chapter 9.](#)
- Pg 3.10 Valley High Business Center North / Valley High Business Center South do not appear on our aerial map. Please revise the building location and amend the map. [The Valley High buildings are the two buildings on the east side of Circle Drive. The text is shown on the west for legibility.](#)
- Pg 5.2 It is unclear if Point 1 is accurate. At the onset of the pandemic, the program of subsidizing employees Rochester City Line passes was suspended. It is unclear if the program will be reestablished. Please amend this point. [We will revise](#)
- Pg 5.2 Point 4 lists the park and ride lots that were in use before the pandemic. At this time, there are no plans to service at Target South or Cub Foods. Please remove these Park and Ride locations. [We will revise](#)
- Pg 5.2 Please explain shuttle service referred to in point 3 in more detail and add “shuttle service” to the chapter 5 maps. [Shuttle service map and information is included in the appendix](#)
- Pg. 5.6 Please identify the new Parking Block 6 development as either a future project in chapter 9, or as an existing development in earlier chapters. [Project in process will be added to chapter 9.](#)
- Pg 5.6, 5.7, 5.13, 5.14
- “Employee Circulation & Parking Map”
- o Please identify shuttle service as a mode of transportation on maps. [Shuttle service map and information is included in the appendix](#)
  - o Kmart should be identified in green. [Text color will be revised](#)
  - o Parking Lot 22 should be identified in purple. [Text color will be revised](#)
- Pg 5.15 Please use different colors/description to distinguish park and ride locations served by Rochester Public Transit, from parking available at Mayo facilities/Mayo owned shuttle sites (for example, the Northeast Clinic). [Map will be revised. Magenta is Mayo Clinic lots, green is RPT lots](#)
- Some of the green lots listed are not served by RPT, such as: Mayo Family Clinic (Mayo Northeast); Mayo Employee Federal Credit Union Cascade Lake; Mayo Family Clinic Southeast; and Mayo Employee Federal Credit Union Canal.
- Pg 9.2, 9.4 Projects C206 and C307 not represented on map [We will revise](#)