

NEW RAPID TRANSIT FOR A GROWING, EQUITABLE ROCHESTER



TRANSIT-ORIENTED DEVELOPMENT PLANNING STUDY Phase 3 Public Engagement



JUNE 2020

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1. Background on the Study
2. A Vision for the Rochester TOD Corridor

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1. Key Components and Dates

A

INTRODUCTION

Thank You for Participating During this Time of Change

The City of Rochester and its partners are committed to addressing immediate community needs. We are also committed to our resilience and success in the future, and advancing work that supports these goals.

This engagement process follows earlier phases February and April 2020. We are starting this round of engagement and are providing multiple platforms to learn about the project and provide feedback.

We thank everyone for their flexibility and willingness to adapt in an ever-evolving time of change.

Engagement and Feedback

Engagement: Learning More!

Webinars

- Tuesday, June 16 from 6 p.m. to 7 p.m.
- Tuesday, June 23 from 12 p.m. to 1 p.m.

City of Rochester project webpage:

<https://www.rochestermn.gov/rochestertod>

- Background on the rapid transit proposal and future steps
- Station Area Plans PDF
- Send us an email at: rapidtransit@rochestermn.gov
- Leave us a voicemail: [507-328-2025](tel:507-328-2025)

01 INTRODUCTION TO THE STUDY

Introduction: The Transit-Oriented Development Planning Study

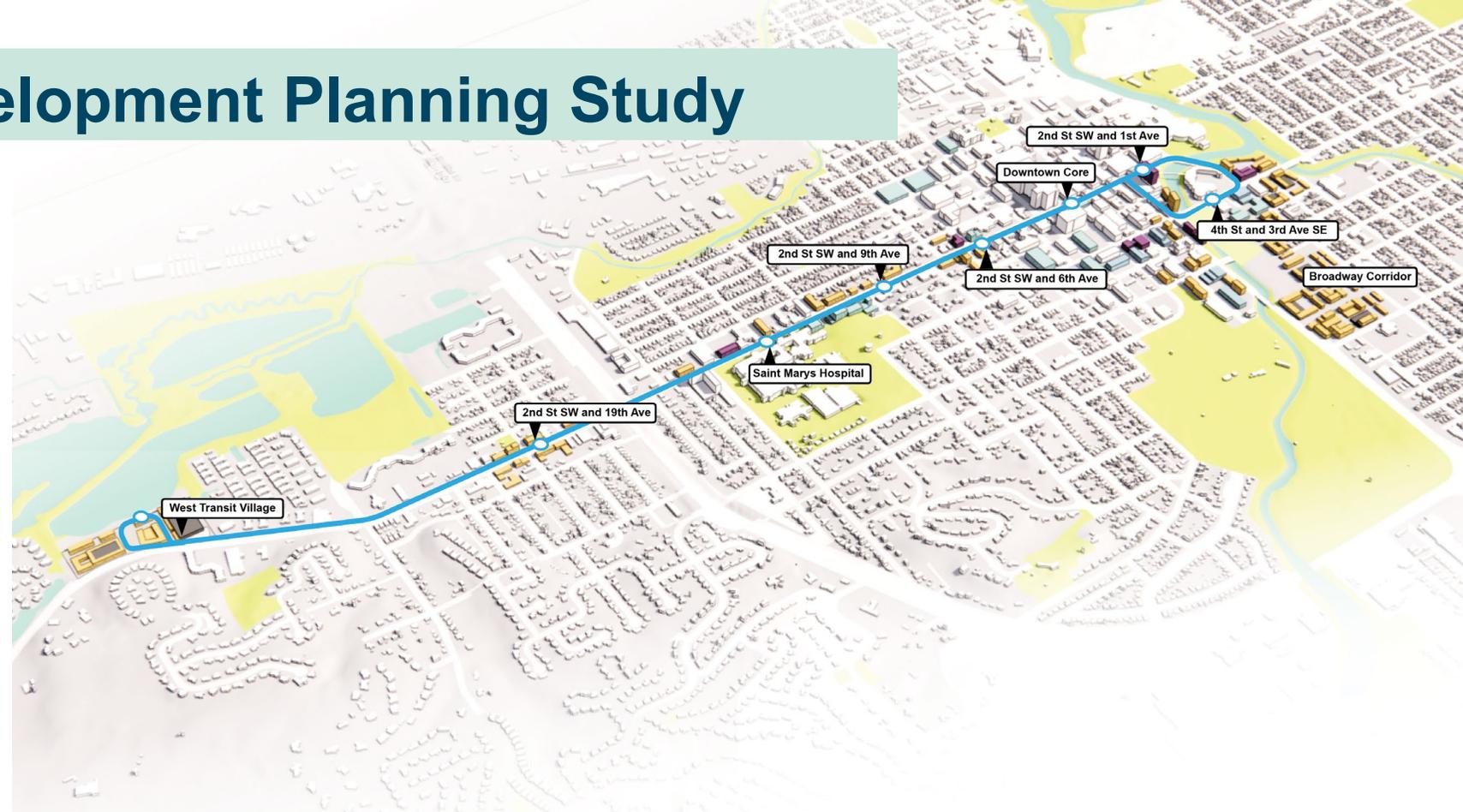
The City of Rochester and Destination Medical Center (DMC) are completing a comprehensive assessment and analysis of **economic development opportunity, transit-supportive land use possibilities, public realm improvement options and infrastructure** that will enhance access and ridership on a planned Rochester Rapid Transit system.

This new investment has the potential to add mobility options for residents, employees and businesses, guide future growth and development in a smart way, and enhance well-being.

Transit-Oriented Development Planning Study

Purpose of the Study

- Enable Rochester's growth
- Enhance economic development
- Improve well-being
- Enhance quality of life
- Improve access to transit
- Facilitate multi-modal connectivity
- Support neighborhood vitality
- Encourage a mix of uses
- Enhancing the public realm



Locally Preferred Alternative

- **Phase 1.** Bus rapid transit on 2nd Street from the West Transit Village located on Mayo Clinic's West Lot to the Mayo Civic Center with a short loop to serve City Hall and the County Government Center.
- **Phase 2.** Extend the rapid transit system south to the East Transit Village at the Seneca Foods site.

Transit-Oriented Development Planning Study

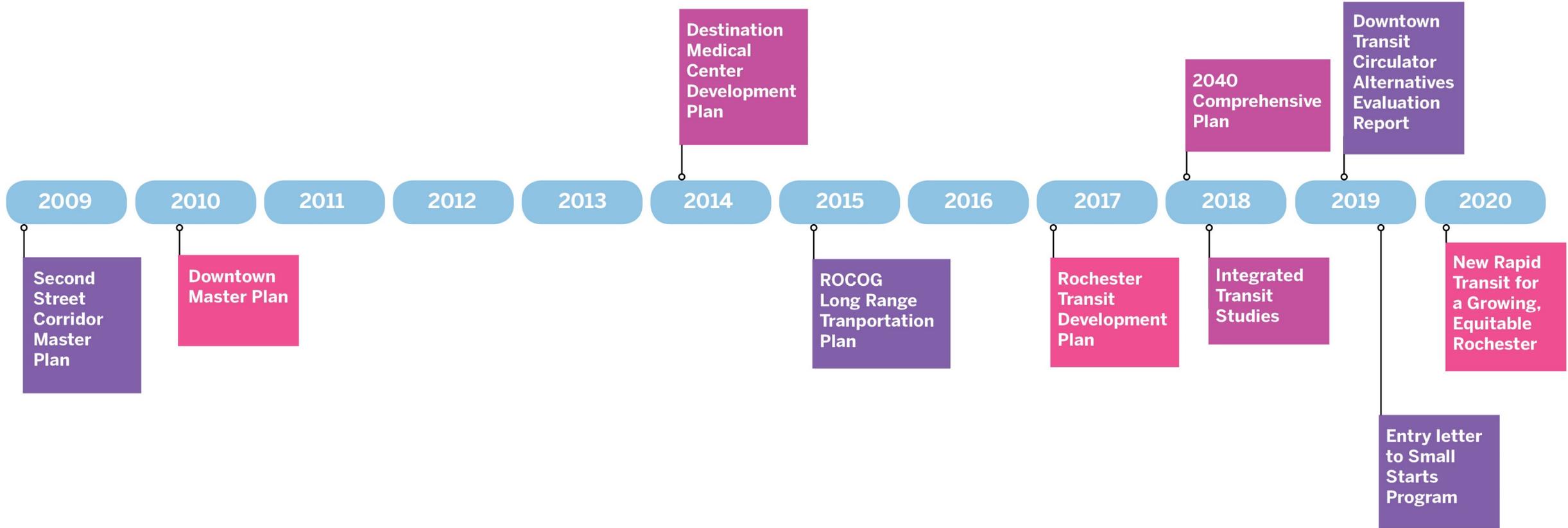
Study Goals

- Link transit and growth locations
- Dynamic downtown supported by rapid transit
- Livable neighborhoods
- Range of housing types and affordability levels
- 30% commuter trips to downtown by transit by 2040
- A “park once” culture – with transit, biking and walking for other trips



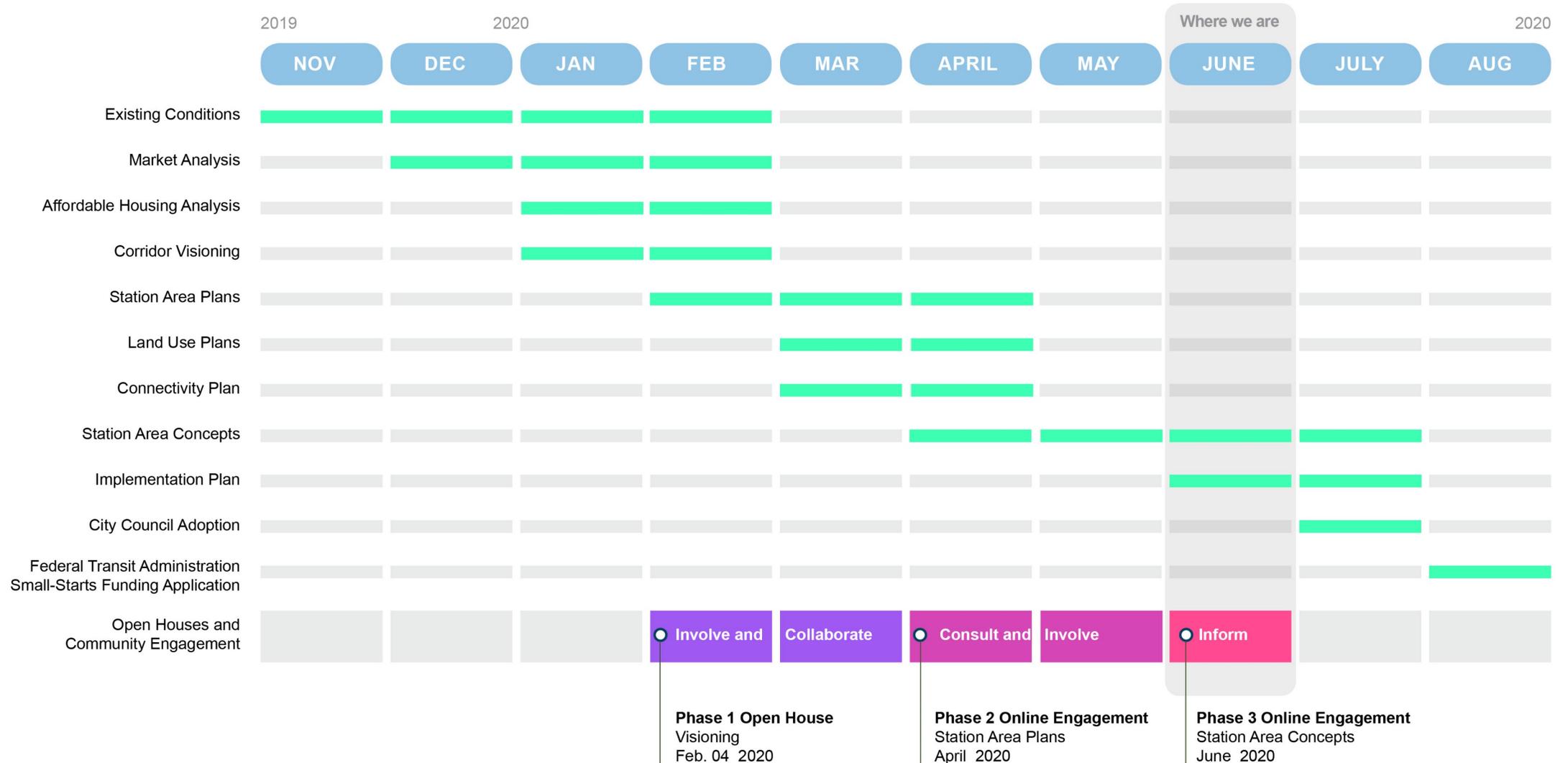
Transit Planning Timeline

A Long Term Strategy



Where We Are In The Study Process

Project Timeline



Transit-Oriented Development Planning Study

Key Milestones

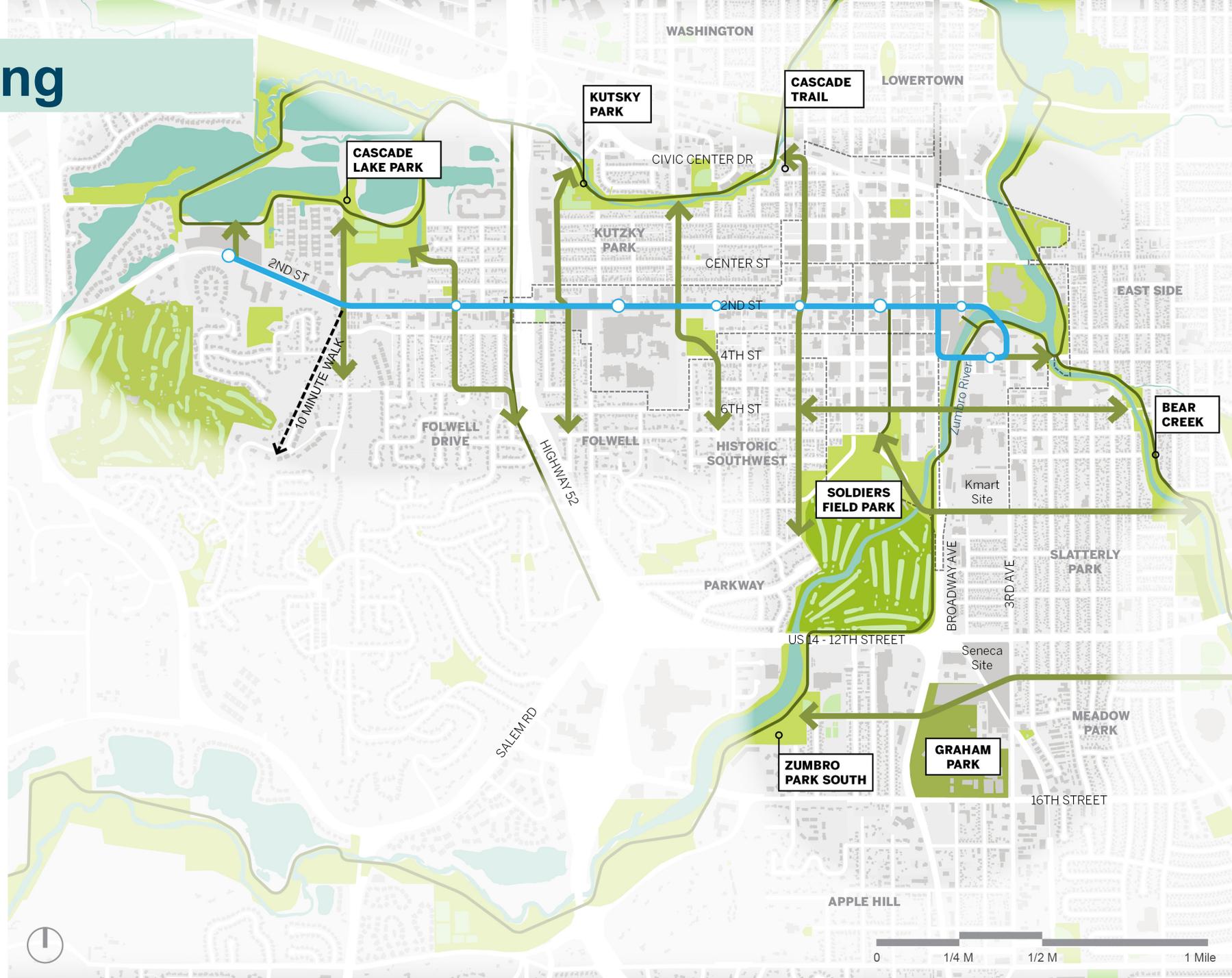
- Feb 2020: Transit-Oriented Development (TOD) Corridor Public Engagement
- April 2020: Station Area Plans Public Engagement (Digital platform)
- **June 2020: Station Area Concepts Public Engagement**
- July 2020: Final Plan and Implementation Plan
- July 2020: City Council Adoption
- Sept 2020: Federal Transit Administration, Small-Starts Funding Application
- **Fall 2020: Engineering and Design Process: Further Engagement Opportunities**

02 ROCHESTER TOD CORRIDOR VISION

- 1 PRIORITIZE WELL-BEING**
- 2 A STRONG MOBILITY NETWORK**
- 3 GUIDE SMART GROWTH**

Prioritize Well-being

- Connect regional spaces and neighborhoods
- Connect open space and transit
- Enhance access to waterfronts

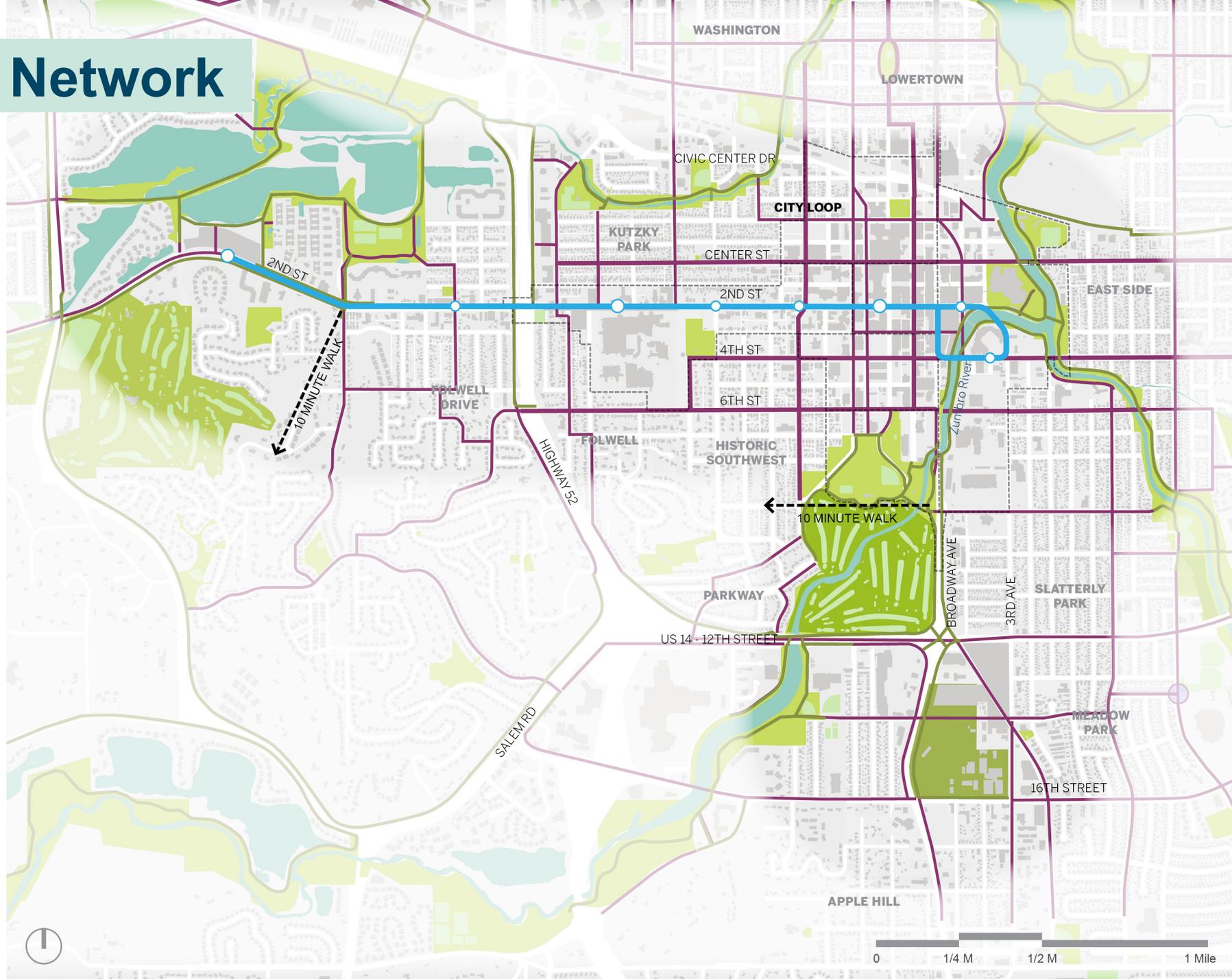


-  ENHANCED LINKS
-  EXISTING AND PLANNED PATHS
-  DESTINATION MEDICAL CENTER
-  RAPID TRANSIT ROUTE

A Strong Mobility Network

- Integrate Rapid Transit with other modes
- Advance pedestrian and bike links
- Advance the City Loop

-  EXISTING AND PLANNED PATHS
-  EXISTING AND PLANNED BIKE ROUTES
-  DESTINATION MEDICAL CENTER
-  RAPID TRANSIT ROUTE



Guide Smart Growth



Downtown

City Corridor

West Gateway

**Future Phase
Downtown S.E
Waterfront/
Broadway Corridor**

West Transit Village

2nd St SW and 19th Ave

Saint Marys Hospital

2nd St SW and 9th Ave

2nd St SW and 6th Ave

Downtown Core

2nd St SW and 1st Ave

4th St and 3rd Ave SE

Broadway Corridor

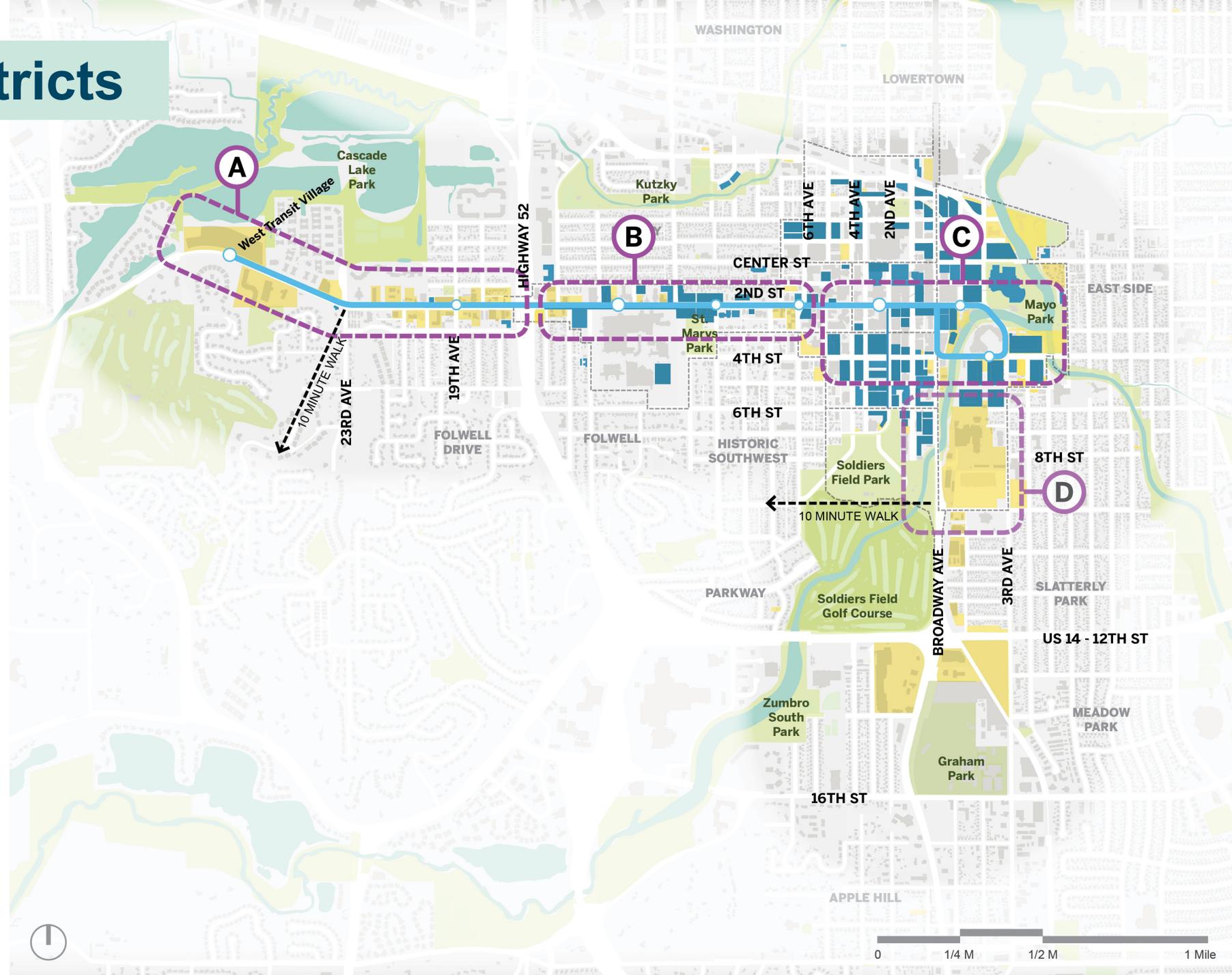
Rapid Transit Districts

A. West Gateway:
West Lot to Highway 52

B. City Corridor:
Saint Marys to 6th Avenue

C. Downtown Core:
6th Avenue to the
Government Center

D. Future Phase:
Downtown S.E Waterfront/
Broadway Corridor

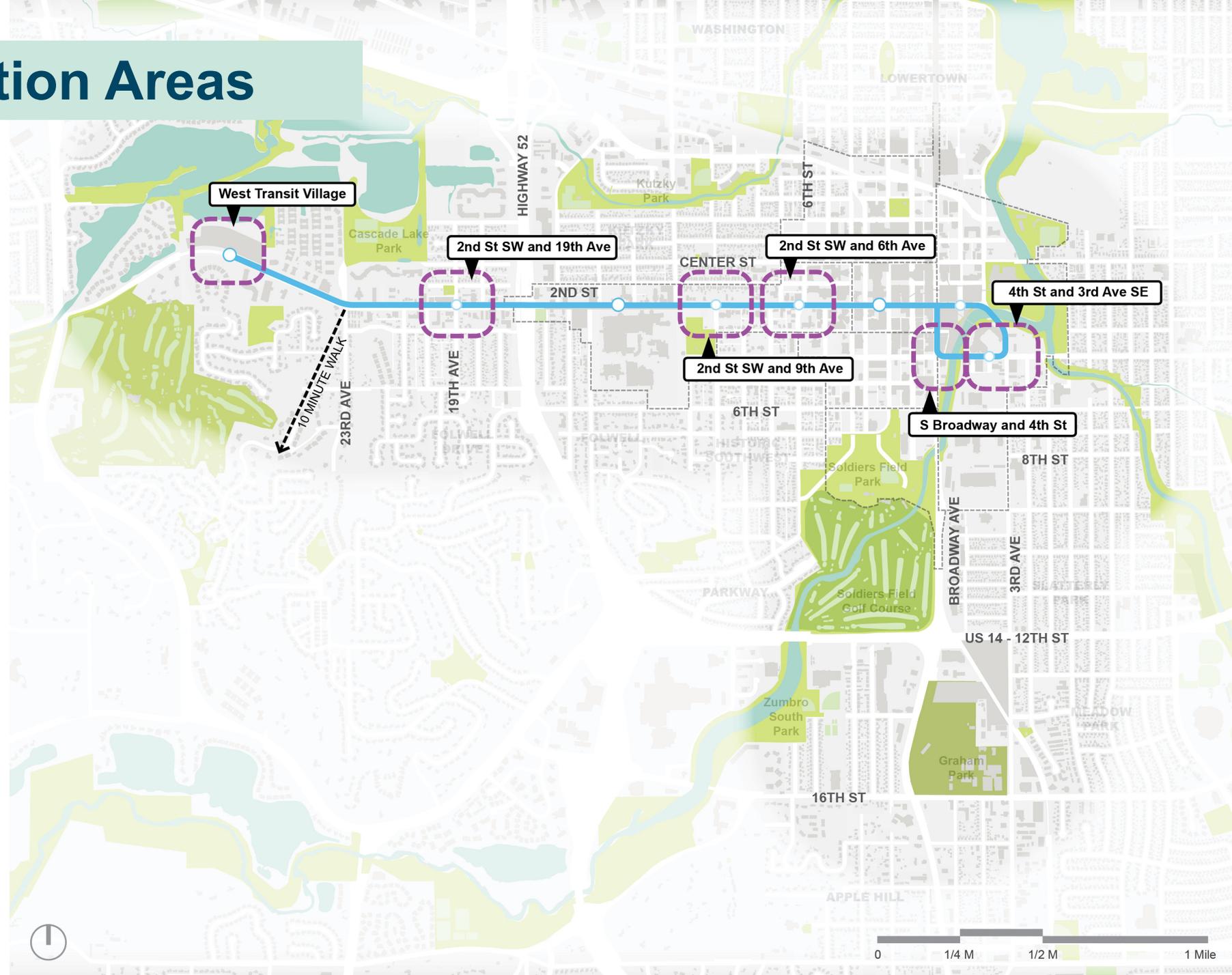


--- DESTINATION MEDICAL CENTER

■ RAPID TRANSIT ROUTE

Rapid Transit Station Areas

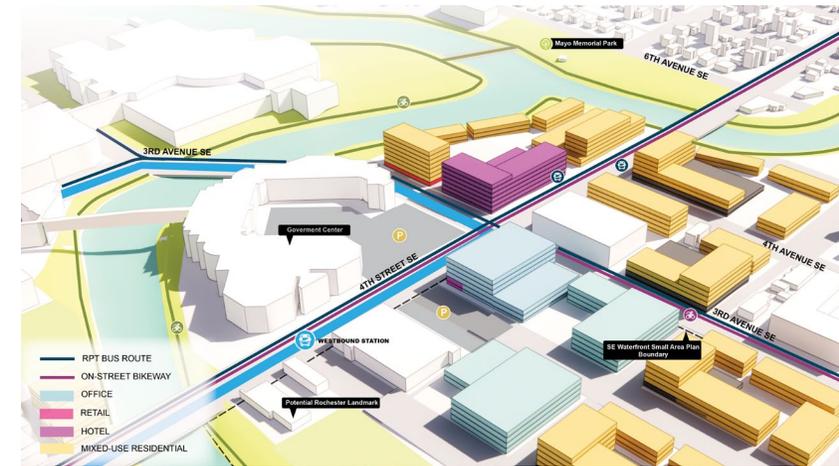
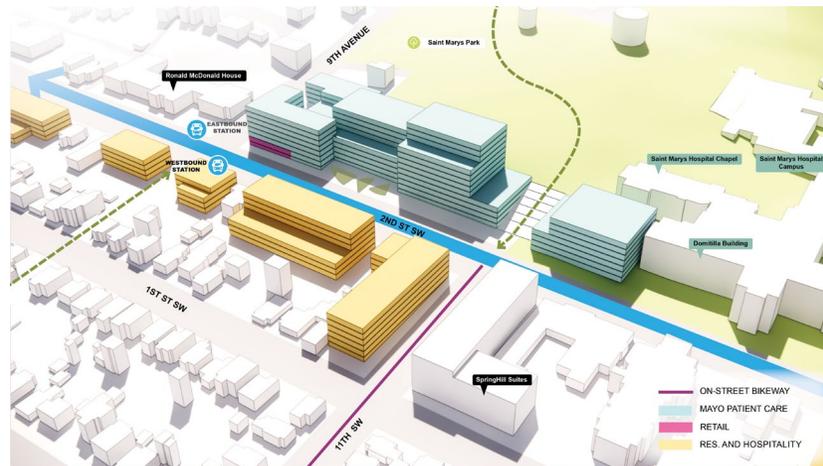
- Destinations for people: commuters, employees, visitors, residents
- Focusing Rochester's future growth
 - Housing
 - Jobs
 - Retail
 - Services
- Enabling mode-shift with new connectivity
- Enhancing Public Realm



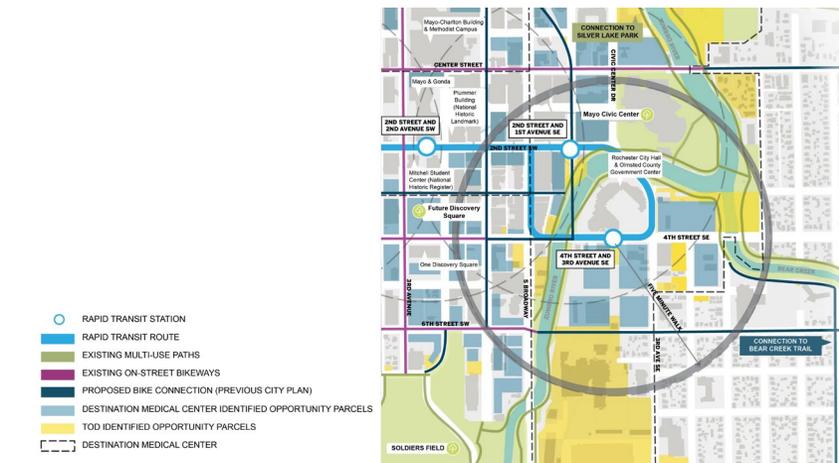
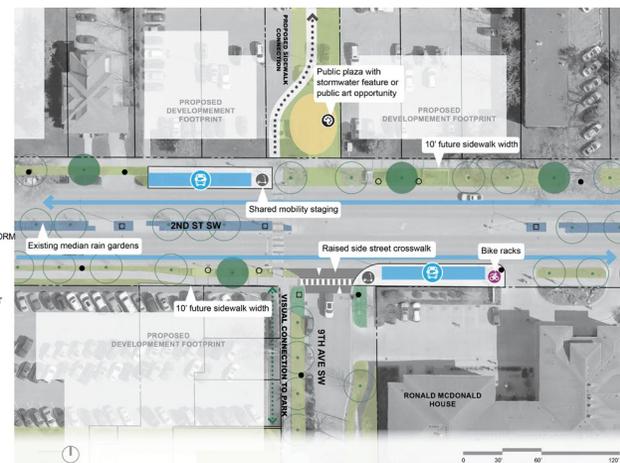
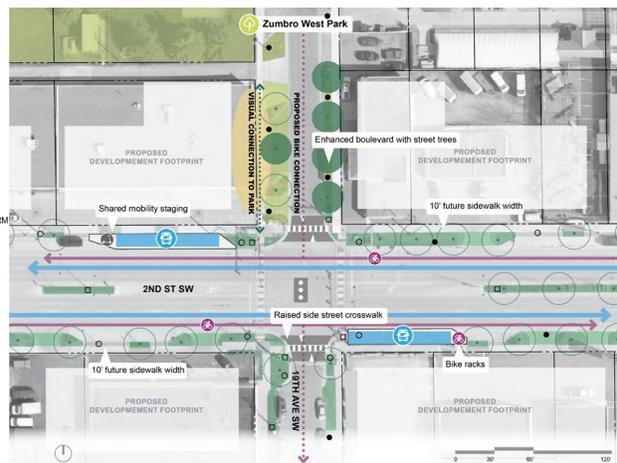
--- DESTINATION MEDICAL CENTER
■ RAPID TRANSIT ROUTE

The Role of Station Area Concepts in the Plan

Addressing Vision and Corridor Role



Advancing Connectivity and Public Realm

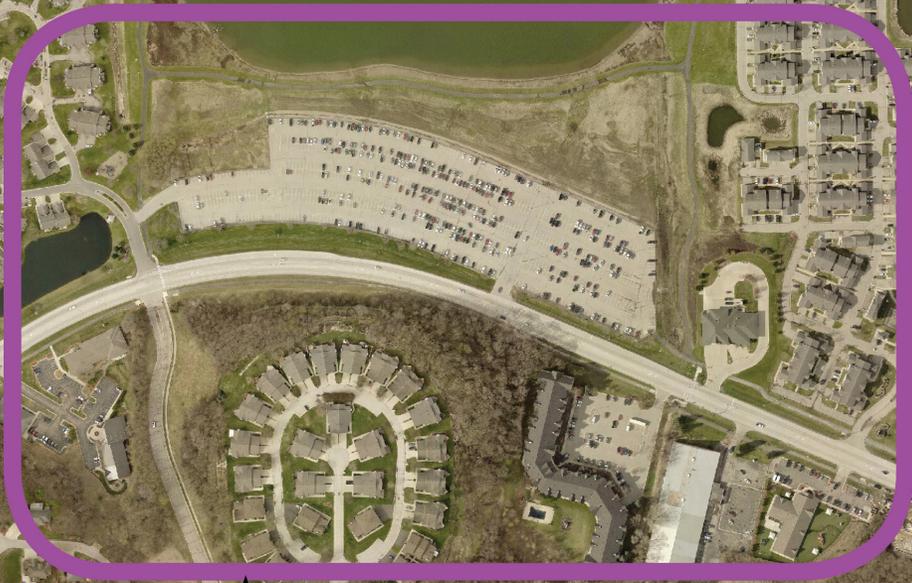


B ROUTE SEGMENTS AND STATION AREAS

02 THE WEST GATEWAY

The West Gateway

2nd Street SW: West of Highway 52



West Transit Village

23rd Avenue to Highway 52



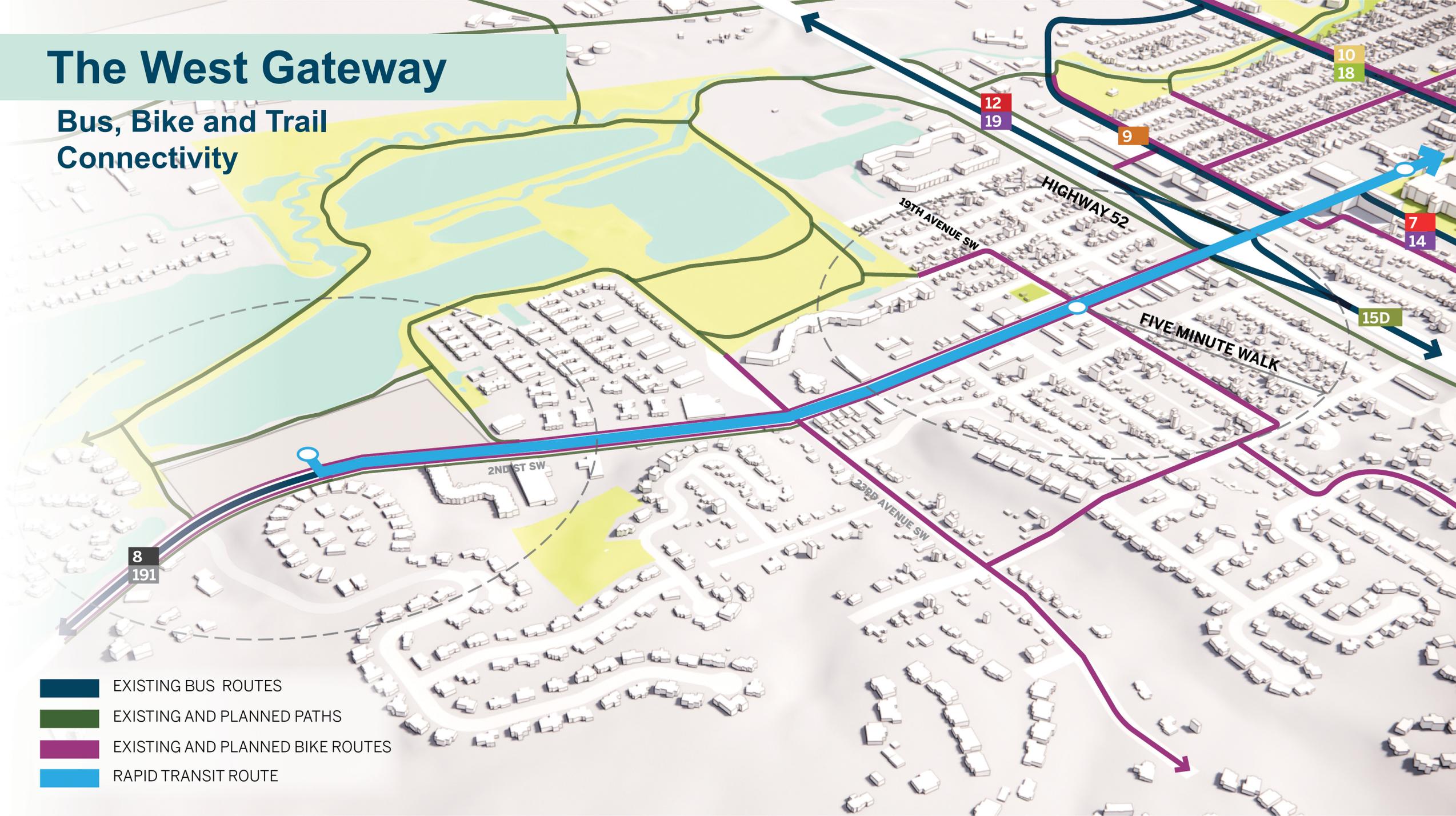
An Activated Urban Corridor

A Point of Arrival for Employees and Visitors

The West Gateway

Bus, Bike and Trail Connectivity

- EXISTING BUS ROUTES
- EXISTING AND PLANNED PATHS
- EXISTING AND PLANNED BIKE ROUTES
- RAPID TRANSIT ROUTE



The West Gateway

Opportunity Sites

Opportunity sites are locations with both nearer and long term potential. This includes vacant land, surface parking lots and older, low-density uses likely to see change in the next 20 years.

WEST TRANSIT VILLAGE

2ND ST SW

19TH AVENUE SW

23RD AVENUE SW

FIVE MINUTE WALK

HIGHWAY 52

- New West Transit Village
- Residential and small business infill on 2nd St SW
- Low to moderate heights and densities

Potential Future Development

Low Density Sites: 27 Acres
Surface Parking: 14 Acres
Vacant Land: 1 Acre
Total: 42 Acres

 RAPID TRANSIT ROUTE

West Transit Village



CASCADE LAKE

Mohn Park

Cascade Lake Trail System

Avalon Cove Homes

Mayo West Employee Lot

P

PLANNED TERMINUS STATION

Fire Station 3

Granville at Cascade Lake

2ND STREET SW

Allegro Park Plaza Offices

2ND STREET SW

Connor Circle Homes

Woodridge Apartments

WIMBLEDON HILLS DR SW

Rochester Tennis Connection

Primrose Preschool

West Transit Village

Station Area Principles

A MIXED USE TRANSIT VILLAGE



LANDSCAPED STREETS FOR WALKING, BIKING AND TRANSIT



MIXED-USE BUILDINGS AND ACTIVE GROUND FLOORS



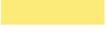
NEW HOMES FOR ROCHESTER RESIDENTS



West Transit Village

Station Location

- Major employee parking facility
- Transfer point to achieve mode-shift
- Large redevelopment site
- Wider Transit Village potential
- Serves existing residents
- Access to Cascade Lake

-  RAPID TRANSIT STATION
-  RAPID TRANSIT ROUTE
-  EXISTING MULTI-USE PATHS
-  EXISTING ON-STREET BIKEWAYS
-  PROPOSED BIKE CONNECTION (PREVIOUS CITY PLAN)
-  TOD IDENTIFIED OPPORTUNITY PARCELS



West Transit Village

Existing Conditions



Avalon Cove Homes

Cascade Lake Trail System

GranVile at Cascade Lake

Fire Station 3

P Mayo West Employee Lot

Woodridge Apartments

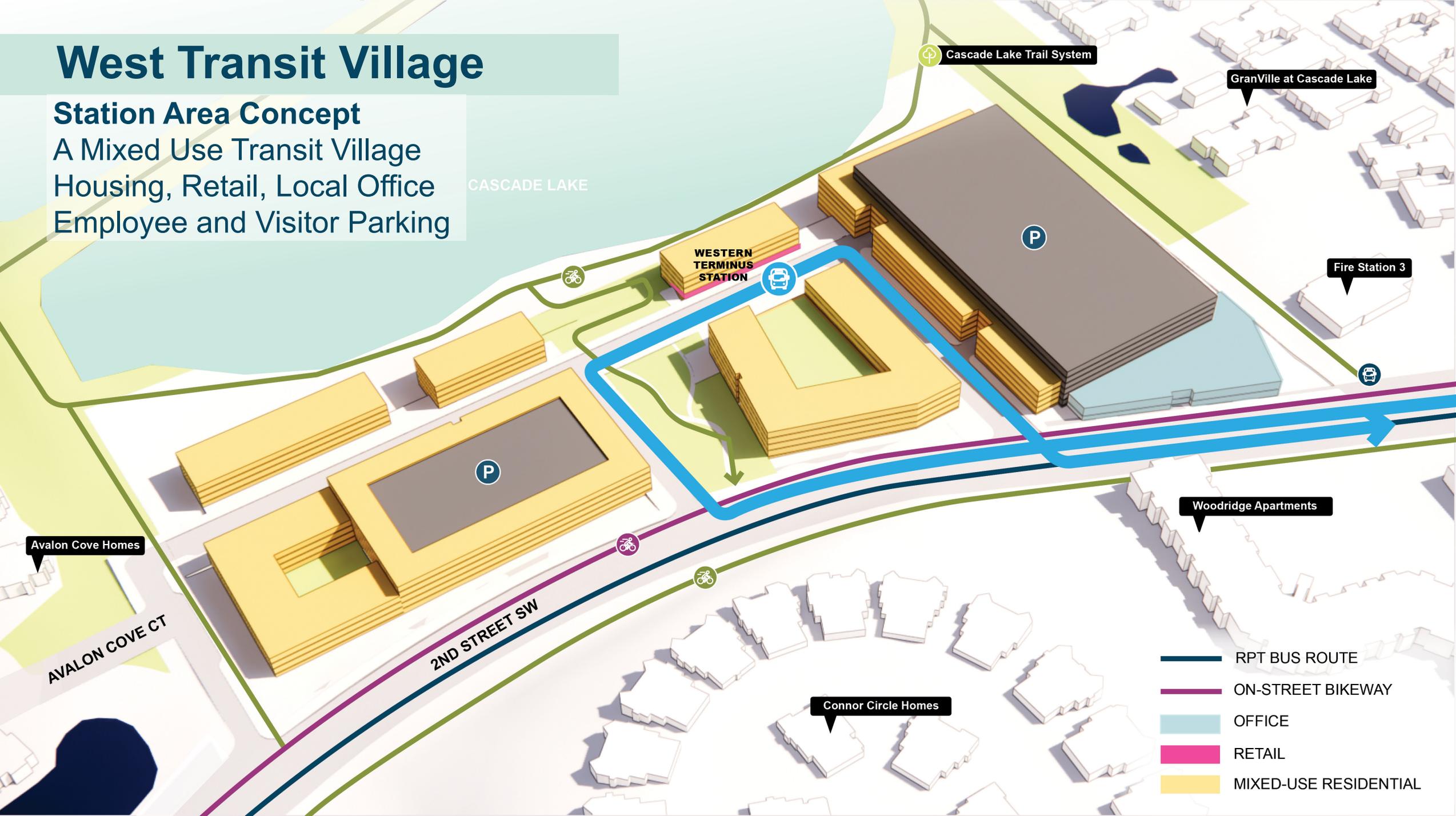
Connor Circle Homes

- ZONING DISTRICT BOUNDARY
- DMC IDENTIFIED SITES
- TOD OPPORTUNITY SITES

West Transit Village

Station Area Concept

A Mixed Use Transit Village
Housing, Retail, Local Office
Employee and Visitor Parking



Cascade Lake Trail System

GranVile at Cascade Lake

CASCADE LAKE

WESTERN
TERMINUS
STATION

P

Fire Station 3

Avalon Cove Homes

P

Woodridge Apartments

AVALON COVE CT

2ND STREET SW

Connor Circle Homes

- RPT BUS ROUTE
- ON-STREET BIKEWAY
- OFFICE
- RETAIL
- MIXED-USE RESIDENTIAL

West Transit Village

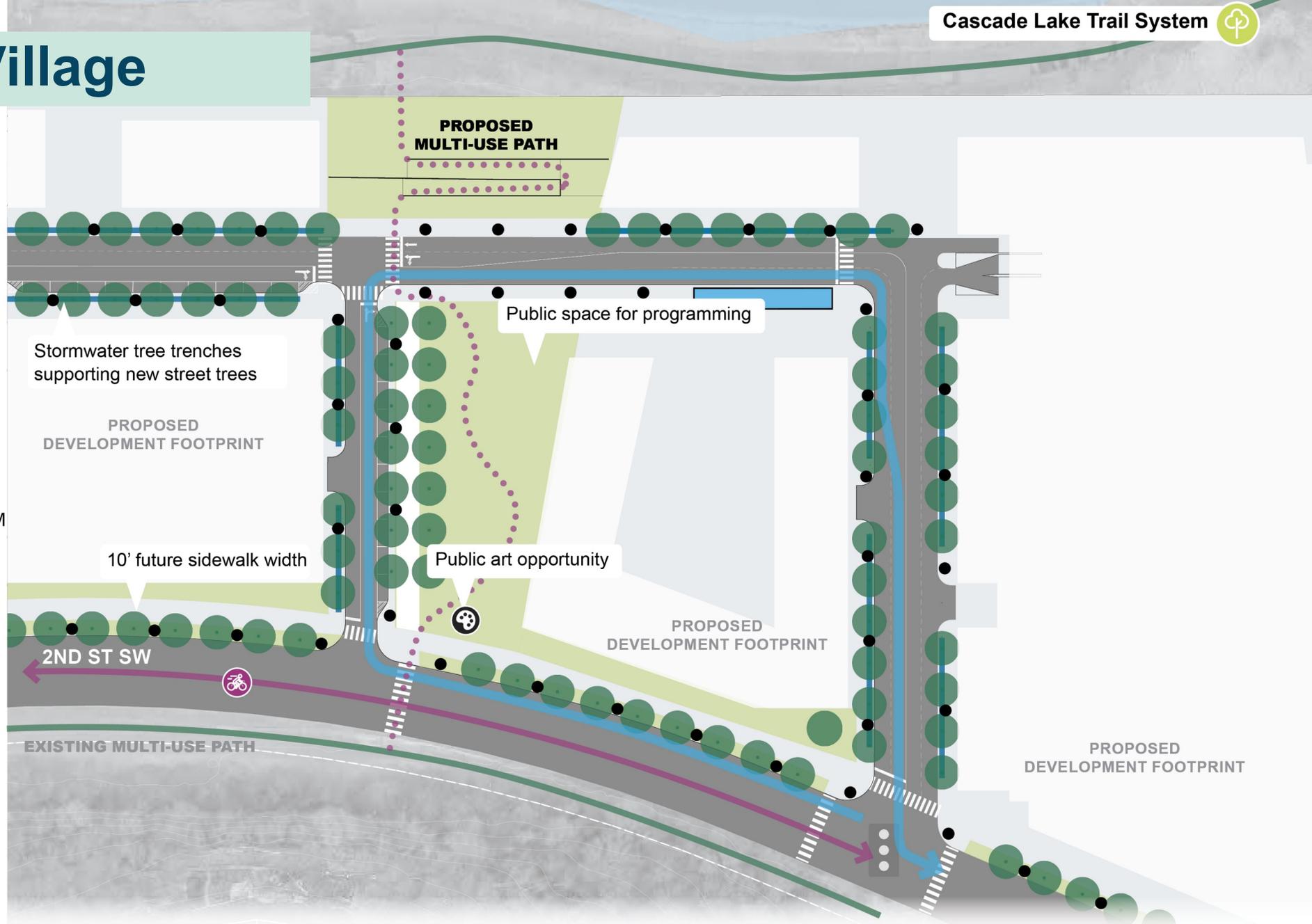
Connectivity and Public Realm

CONNECTIVITY

-  RAPID TRANSIT STATION PLATFORM
-  RAPID TRANSIT ROUTE
-  BICYCLE FACILITY
-  PROPOSED PEDESTRIAN LIGHT

PUBLIC REALM

-  PARK / OPEN SPACE
-  PLANTING
-  POTENTIAL PLAZA
-  POTENTIAL STORMWATER TREATMENT
-  PROPOSED STREET TREE

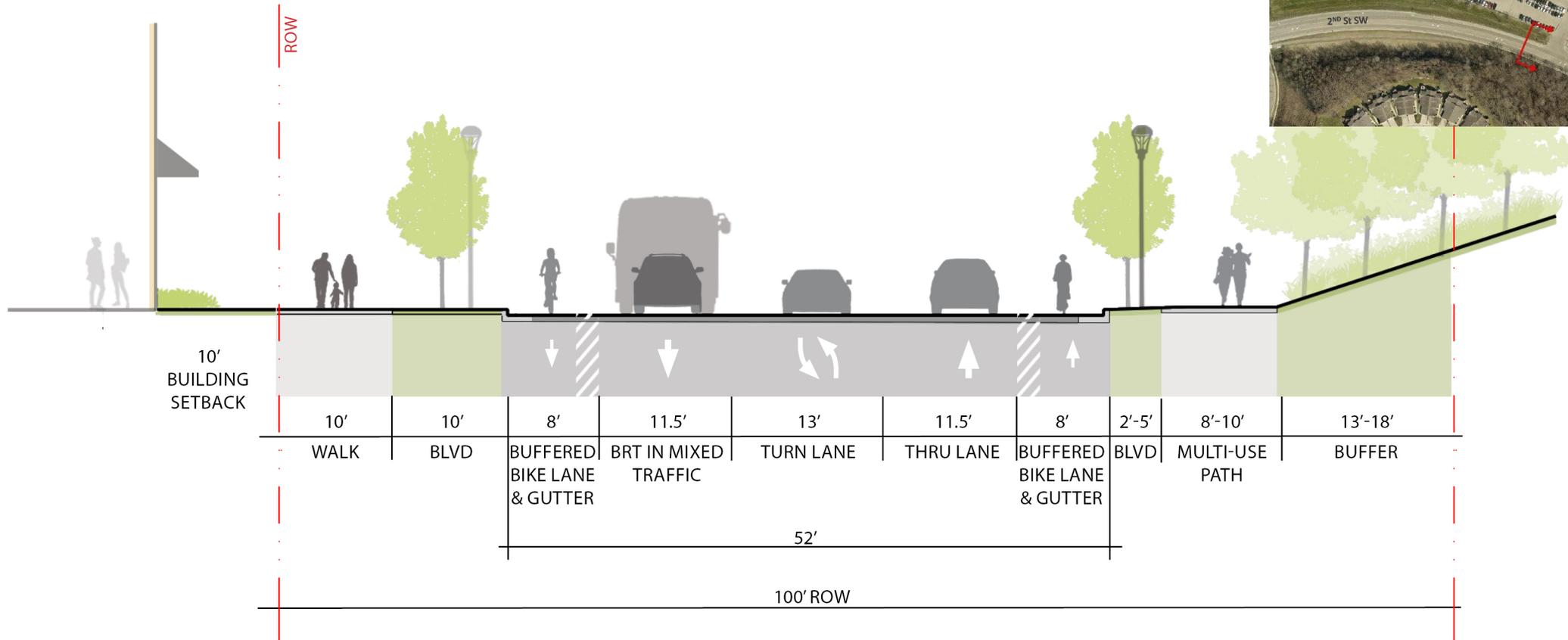


Conceptual: Subject to Refinement



West Transit Village

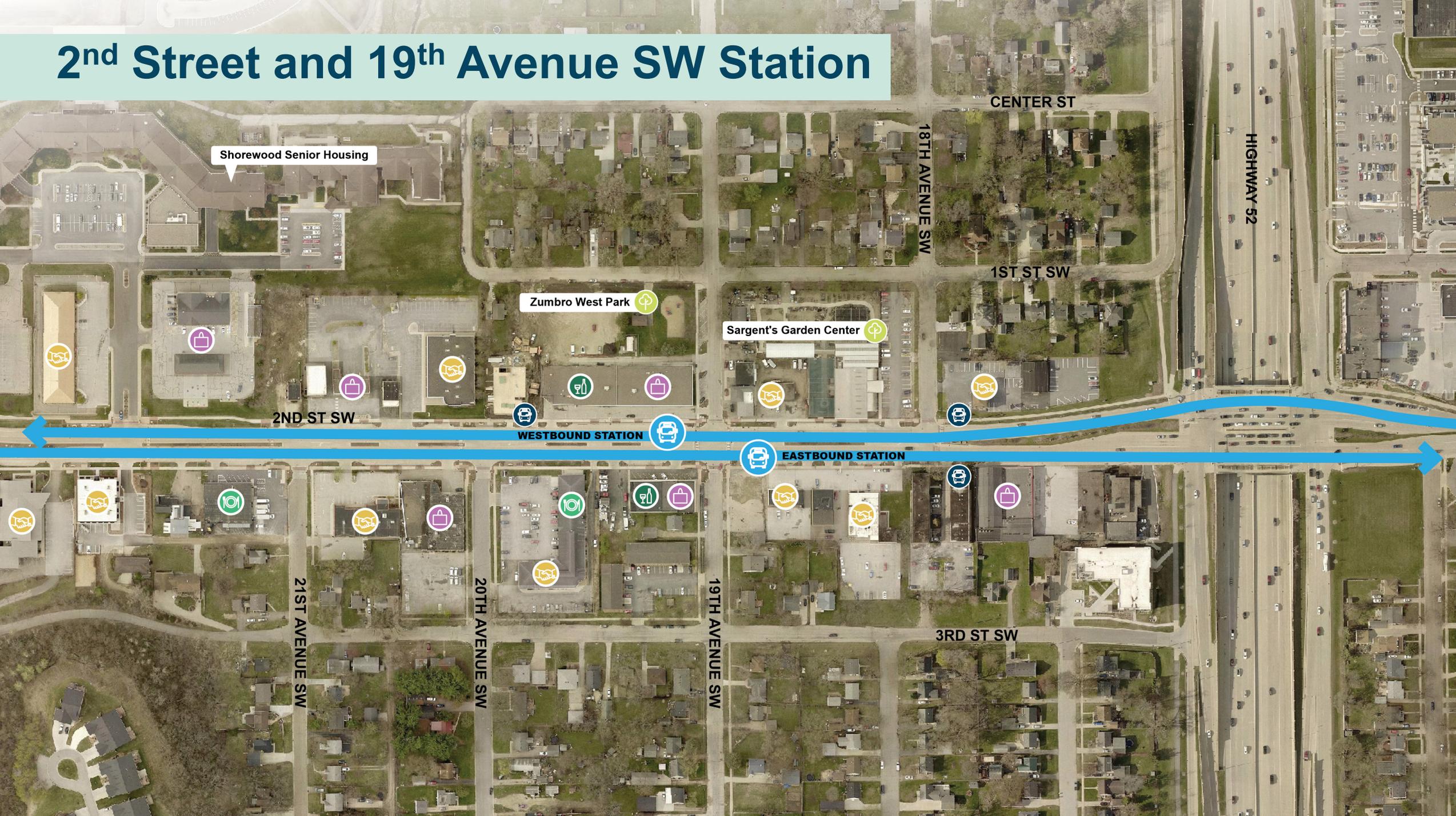
Proposed Section Looking East



- Urban streetscape character (north side)
- Walkable streets
- Pedestrian-scaled street lighting
- Enhanced landscape

- Buried utilities (north side)
- Urban roadway, reduced speeds
- Buffered bike lanes
- Widened multi-use trail (south side)

2nd Street and 19th Avenue SW Station



Shorewood Senior Housing

Zumbro West Park

Sargent's Garden Center

CENTER ST

18TH AVENUE SW

1ST ST SW

2ND ST SW

WESTBOUND STATION

EASTBOUND STATION

HIGHWAY 52

21ST AVENUE SW

20TH AVENUE SW

19TH AVENUE SW

3RD ST SW

2nd Street and 19th Avenue SW Station

Station Area Principles

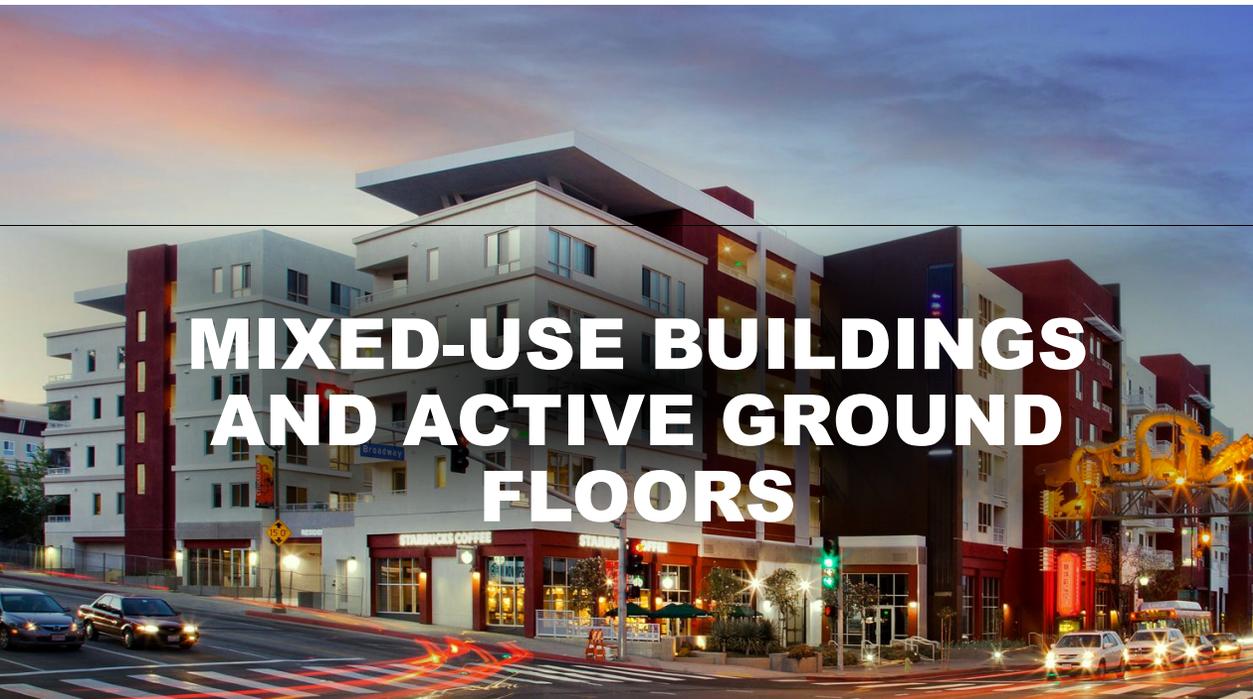
TRANSIT ORIENTED DEVELOPMENT



NEW COMMUNITY HUB



MIXED-USE BUILDINGS AND ACTIVE GROUND FLOORS



ENHANCED STREETSCAPE AND PUBLIC REALM

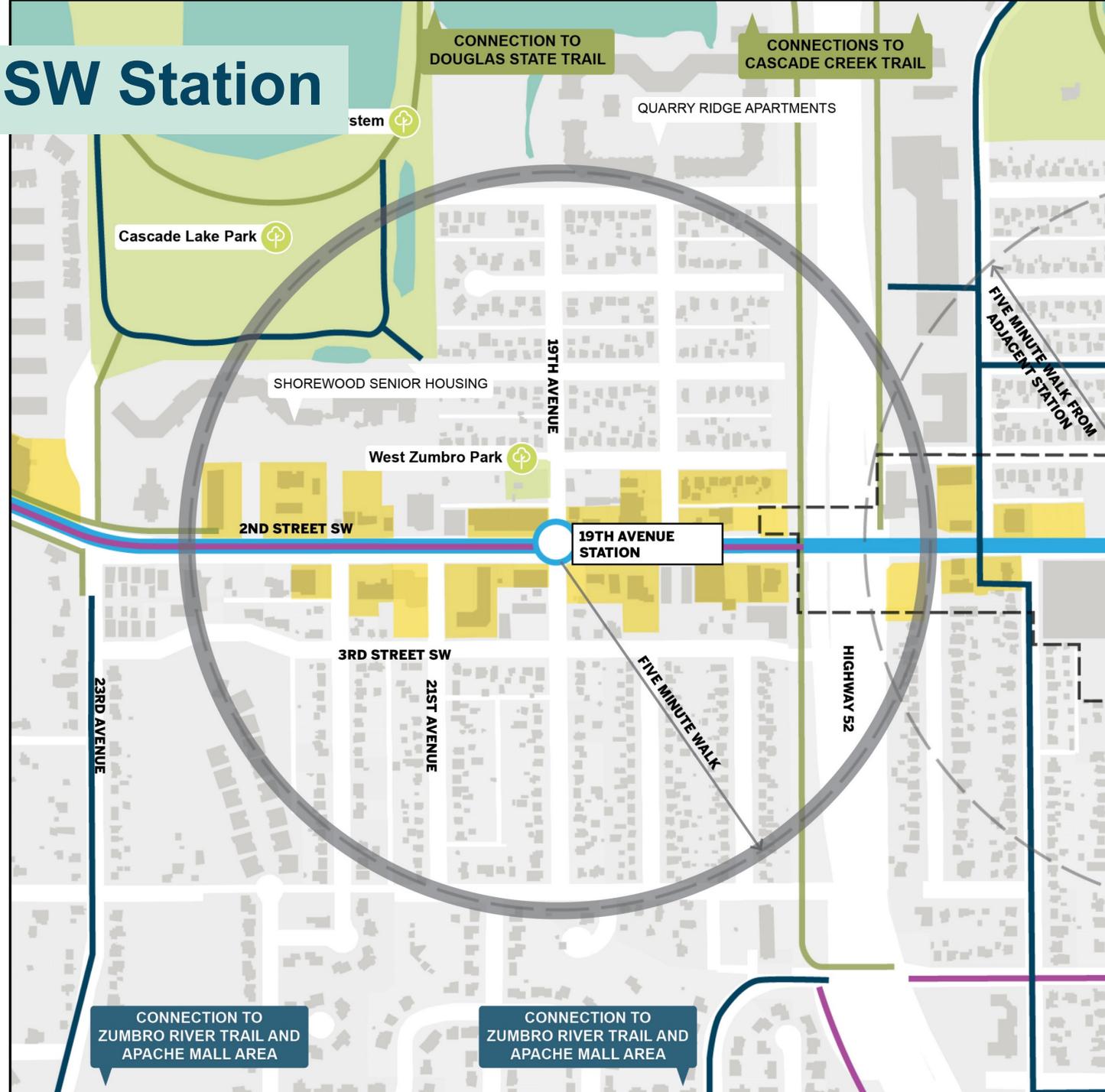


2nd Street and 19th Avenue SW Station

Station Location

- Between West Transit Village and St. Marys
- Serves existing residents
- Close to development opportunities.
- 2nd St SW pedestrian and bike infrastructure
- Link traffic signal to transit priority
- Planned bicycle connections to Cascade Lake Park
- Missing neighborhood sidewalk links
- Open house attendee support

-  RAPID TRANSIT STATION
-  RAPID TRANSIT ROUTE
-  EXISTING MULTI-USE PATHS
-  EXISTING ON-STREET BIKEWAYS
-  PROPOSED BIKE CONNECTION (PREVIOUS CITY PLAN)
-  TOD IDENTIFIED OPPORTUNITY PARCELS
-  DESTINATION MEDICAL CENTER



2nd Street and 19th Avenue SW Station

Existing Conditions



Shorewood Senior Housing

Zumbro West Park

- ZONING DISTRICT BOUNDARY
- DMC IDENTIFIED SITES
- TOD OPPORTUNITY SITES

2nd Street and 19th Avenue SW Station

Station Area Concept
A New Community Hub
A Transit Oriented Development
Residential, Retail, Local Office



Shorewood Senior Housing

To Cascade Lake Park

Zumbro West Park

Sargent's Garden Center

WESTBOUND STATION

EASTBOUND STATION

- RPT BUS ROUTE
- ON-STREET BIKEWAY
- OFFICE
- RETAIL
- MIXED-USE RESIDENTIAL

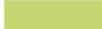
2nd Street and 19th Avenue SW Station

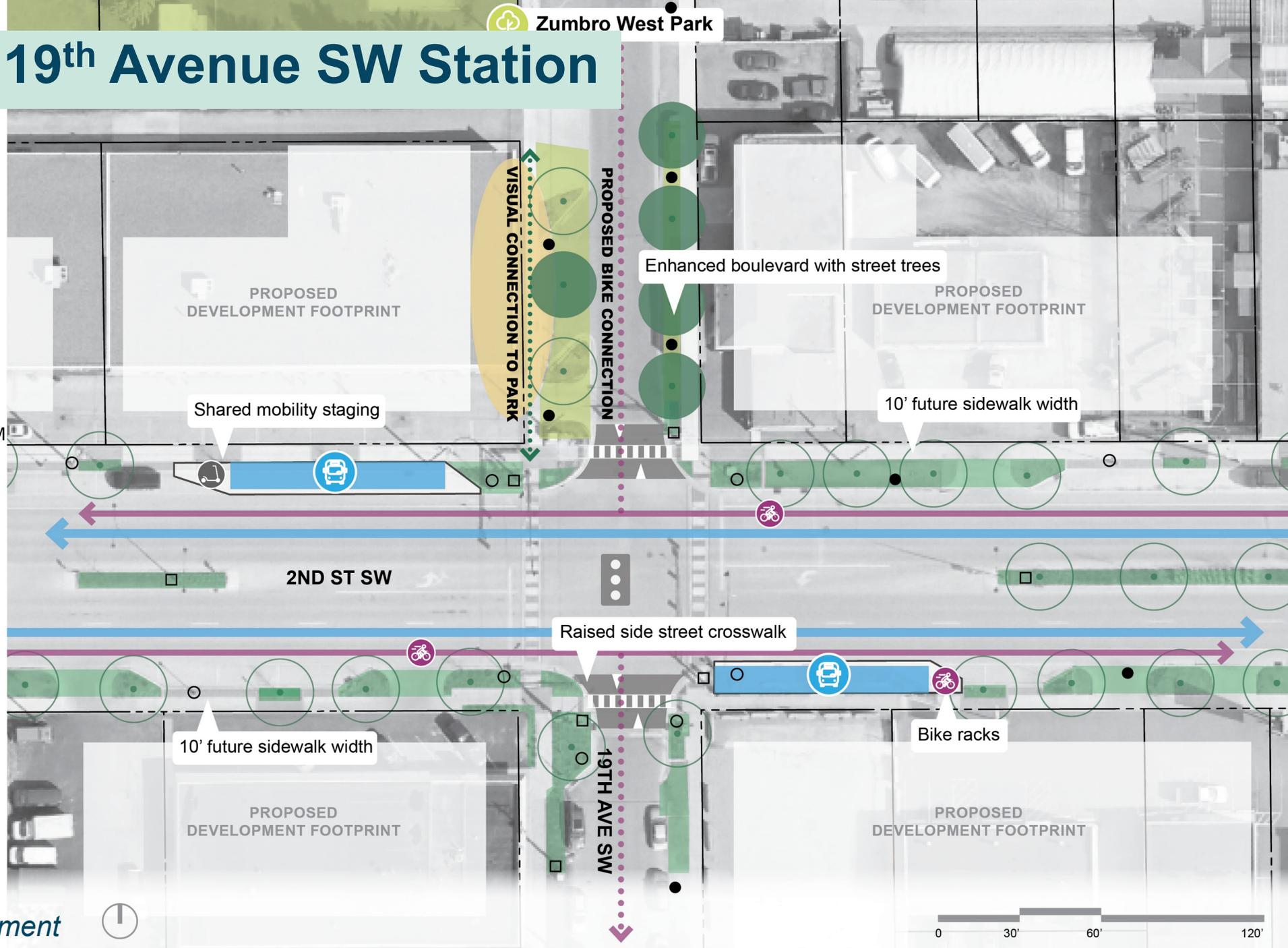
Connectivity and Public Realm

CONNECTIVITY

-  RAPID TRANSIT STATION PLATFORM
-  RAPID TRANSIT ROUTE
-  BICYCLE FACILITY
-  EXISTING STREET LIGHT
-  EXISTING PEDESTRIAN LIGHT
-  PROPOSED PEDESTRIAN LIGHT

PUBLIC REALM

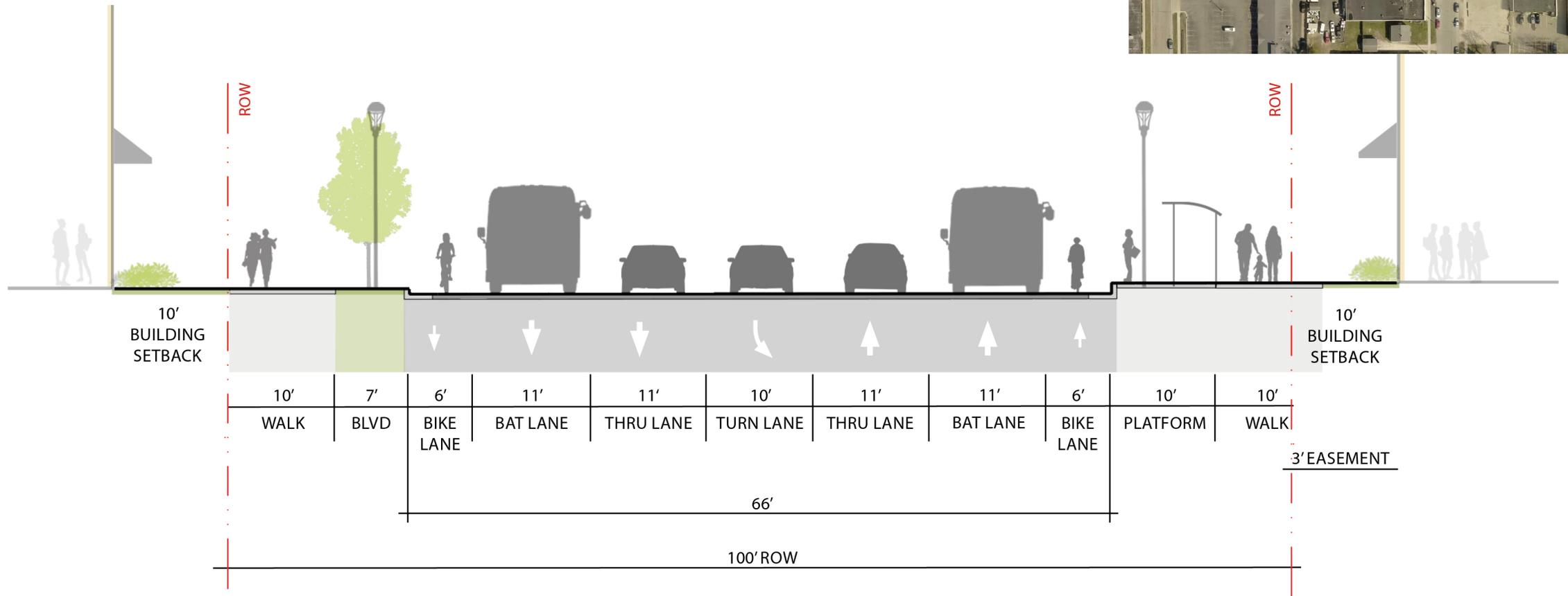
-  PARK / OPEN SPACE
-  PLANTING
-  POTENTIAL PLAZA
-  EXISTING STREET TREE
-  PROPOSED STREET TREE



Conceptual: Subject to Refinement

2nd Street and 19th Avenue SW

Proposed Section Looking East



- Buried utility poles (north side)
- BAT lanes
- Maintain bike lanes

- 10' sidewalks (requires easement at platforms)
- Replace bus stop with raised rapid transit platform
- New development defines street space

03 THE CITY CORRIDOR

The City Corridor

HIGHWAY 52

Saint Marys Campus

11TH AVENUE

11th Avenue to 6th Avenue

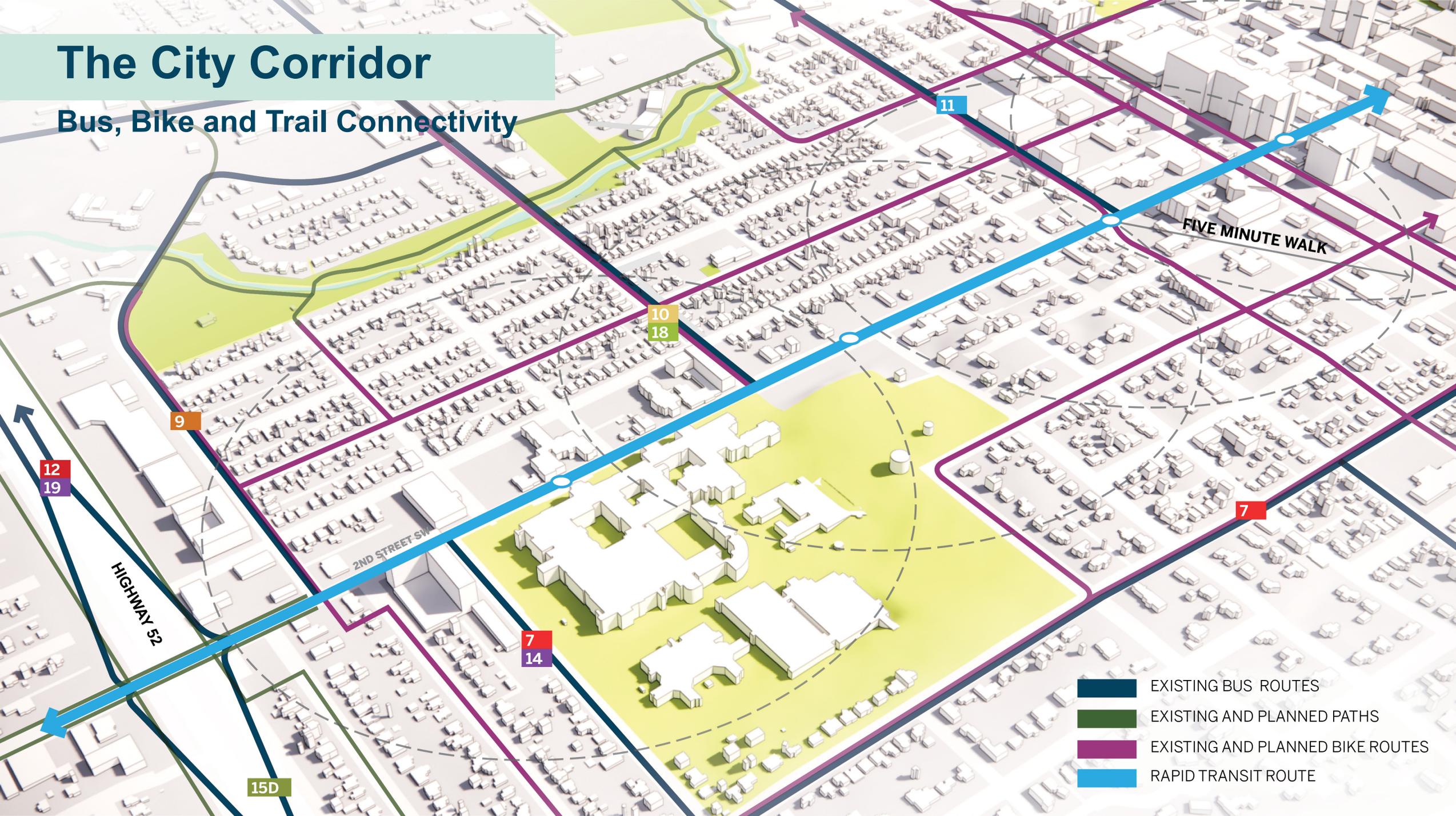
2ND ST SW

6TH AVENUE

A Diverse City Scale Corridor
Enhanced Connection between St Marys and Downtown

The City Corridor

Bus, Bike and Trail Connectivity



- EXISTING BUS ROUTES
- EXISTING AND PLANNED PATHS
- EXISTING AND PLANNED BIKE ROUTES
- RAPID TRANSIT ROUTE

FIVE MINUTE WALK

HIGHWAY 52

2ND STREET SW

9

10
18

11

12
19

7

7
14

15D

The City Corridor

Opportunity Sites

Opportunity sites are locations with both nearer and long term potential. This includes vacant land, surface parking lots and older, low-density uses likely to see change in the next 20 years.

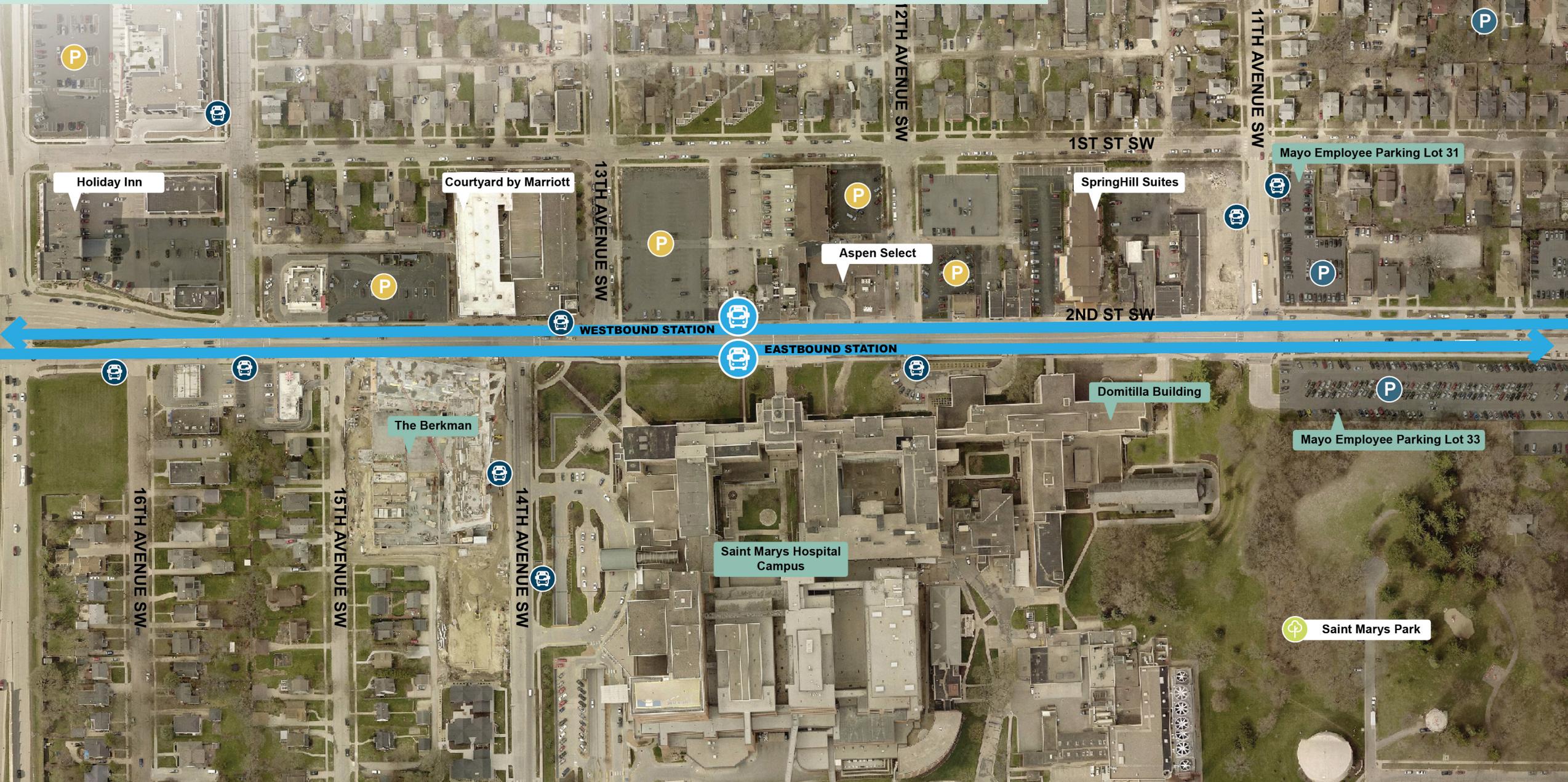


Potential Future Development

- Low Density Sites: 12 Acres
- Surface Parking: 12 Acres
- Vacant Land: 2 Acres
- Total: 26 Acres**

 RAPID TRANSIT ROUTE

2nd Street Station at Saint Marys Hospital



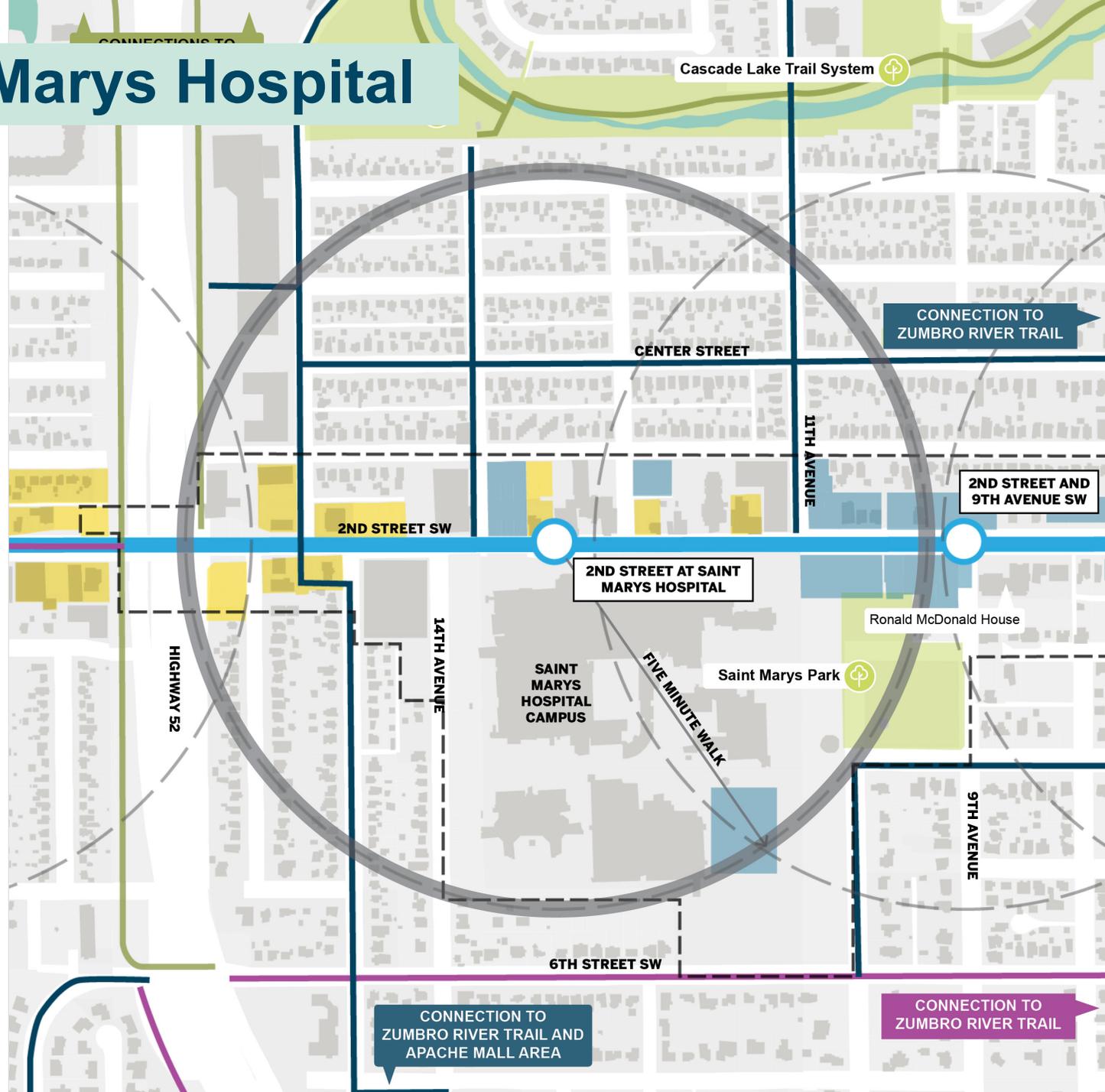
2nd Street Station at Saint Marys Hospital

Cascade Lake Trail System

Station Location

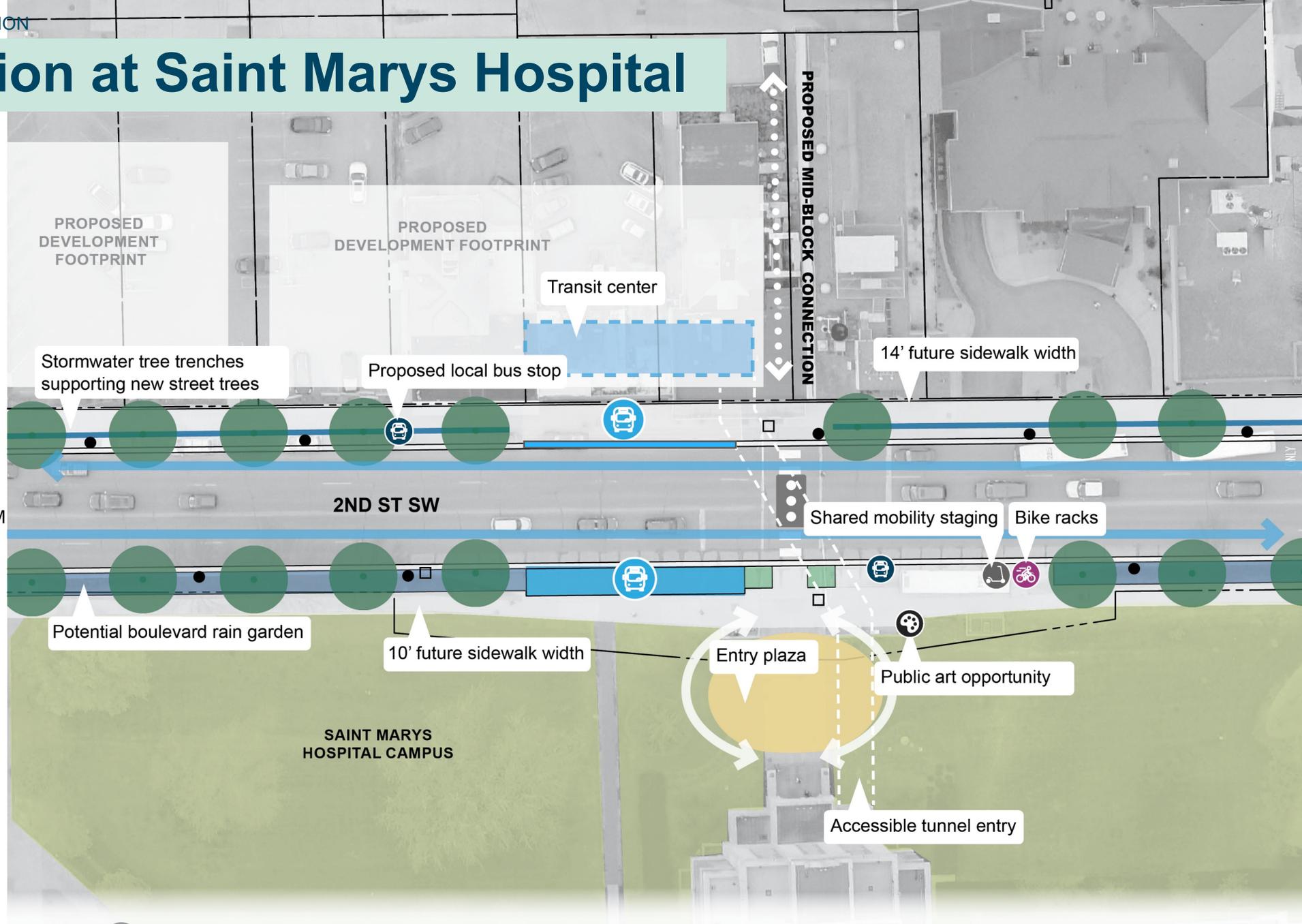
- Serves existing and new residents
- Serves Saint Marys Hospital east
- High-density employment area
- Health care destination
- Existing hotel district
- Marked crossings; pedestrian access in three directions

-  RAPID TRANSIT STATION
-  RAPID TRANSIT ROUTE
-  EXISTING MULTI-USE PATHS
-  EXISTING ON-STREET BIKEWAYS
-  PROPOSED BIKE CONNECTION (PREVIOUS CITY PLAN)
-  DESTINATION MEDICAL CENTER IDENTIFIED OPPORTUNITY PARCELS
-  TOD IDENTIFIED OPPORTUNITY PARCELS
-  DESTINATION MEDICAL CENTER



2nd Street Station at Saint Marys Hospital

Connectivity and Public Realm



CONNECTIVITY

- RAPID TRANSIT STATION PLATFORM
- RAPID TRANSIT ROUTE
- EXISTING STREET LIGHT
- PROPOSED PEDESTRIAN LIGHT

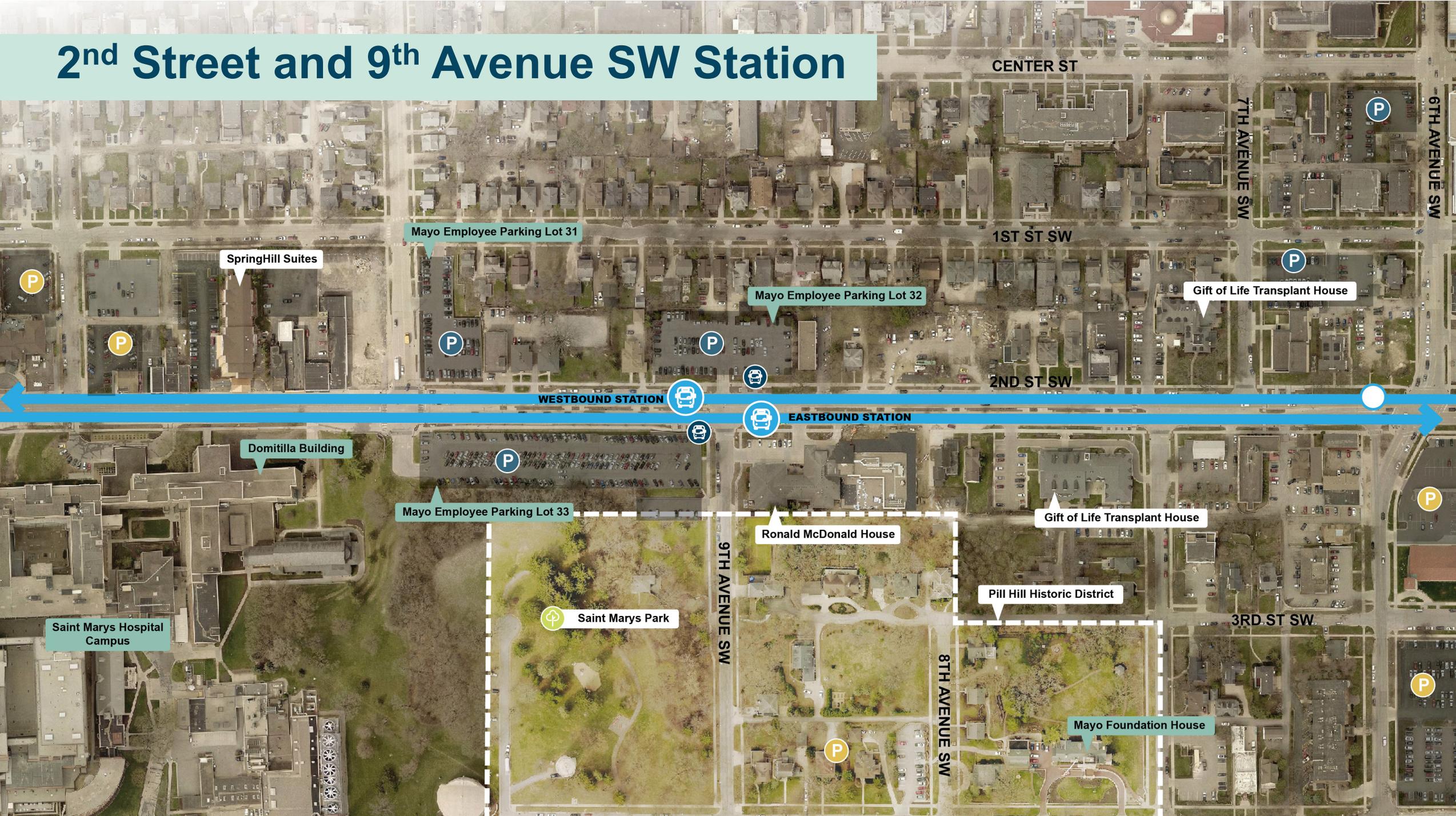
PUBLIC REALM

- PARK / OPEN SPACE
- PLANTING
- POTENTIAL PLAZA
- POTENTIAL STORMWATER TREATMENT
- PROPOSED STREET TREE

Conceptual: Subject to Refinement



2nd Street and 9th Avenue SW Station



CENTER ST

7TH AVENUE SW

6TH AVENUE SW

Mayo Employee Parking Lot 31

SpringHill Suites

1ST ST SW

Mayo Employee Parking Lot 32

Gift of Life Transplant House

2ND ST SW

WESTBOUND STATION

EASTBOUND STATION

Domitilla Building

Mayo Employee Parking Lot 33

Gift of Life Transplant House

Saint Marys Hospital Campus

Ronald McDonald House

Pill Hill Historic District

Saint Marys Park

3RD ST SW

9TH AVENUE SW

8TH AVENUE SW

Mayo Foundation House

Saint Marys Place

Station Area Principles

**AN EXPANDED
HEALTH DISTRICT**



**HOSPITALITY, RETAIL
AND HOUSING**



NEW PUBLIC SPACES



**ENHANCED
STREETSCAPE AND
PUBLIC REALM**

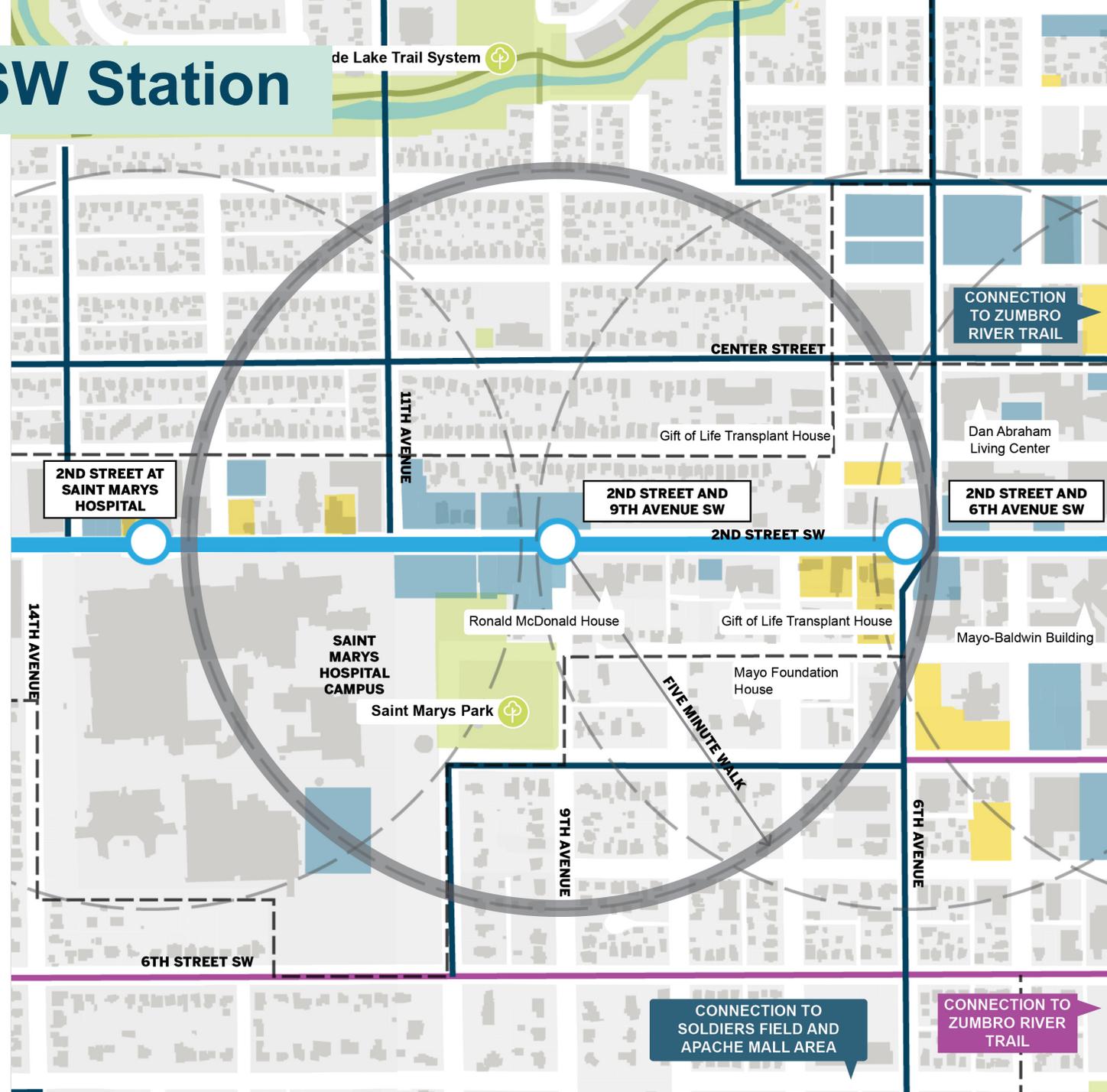


2nd Street and 9th Avenue SW Station

Later Stage Station Location

- Install coincident with 1M sf planned development
- Serves Saint Marys Campus east
- Marked and signaled crossings
- Adjacent to future Saint Marys Park development
- Serves existing residents
- Open House support

-  RAPID TRANSIT STATION
-  RAPID TRANSIT ROUTE
-  EXISTING MULTI-USE PATHS
-  EXISTING ON-STREET BIKEWAYS
-  PROPOSED BIKE CONNECTION (PREVIOUS CITY PLAN)
-  DESTINATION MEDICAL CENTER IDENTIFIED OPPORTUNITY PARCELS
-  TOD IDENTIFIED OPPORTUNITY PARCELS
-  DESTINATION MEDICAL CENTER



Saint Marys Place

Existing Conditions



- ZONING DISTRICT BOUNDARY
- DMC IDENTIFIED SITES
- TOD OPPORTUNITY SITES

Saint Marys Place

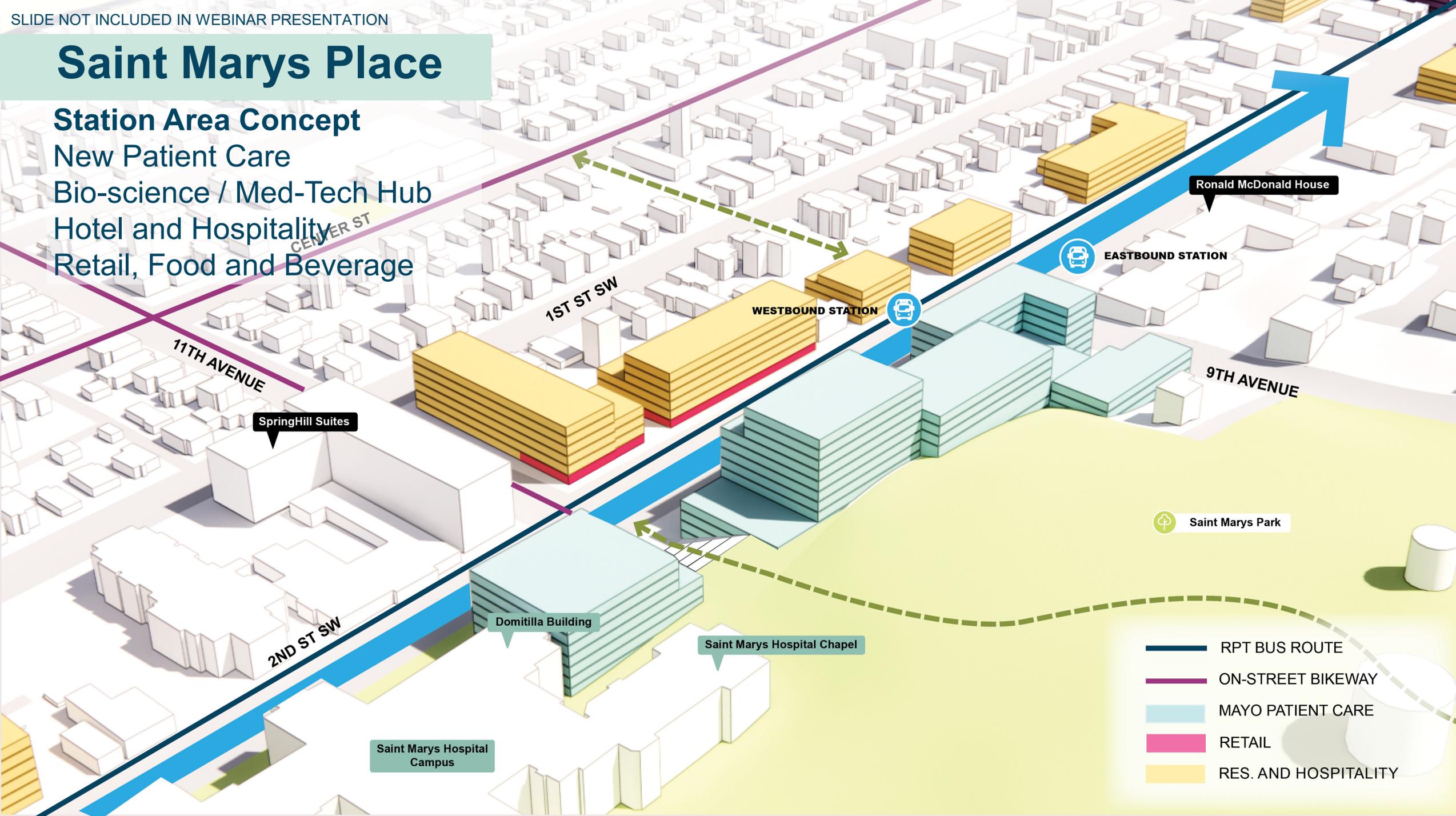
Station Area Concept

New Patient Care

Bio-science / Med-Tech Hub

Hotel and Hospitality

Retail, Food and Beverage



SpringHill Suites

1ST ST SW

WESTBOUND STATION

Ronald McDonald House

EASTBOUND STATION

11TH AVENUE

9TH AVENUE

Saint Marys Park

2ND ST SW

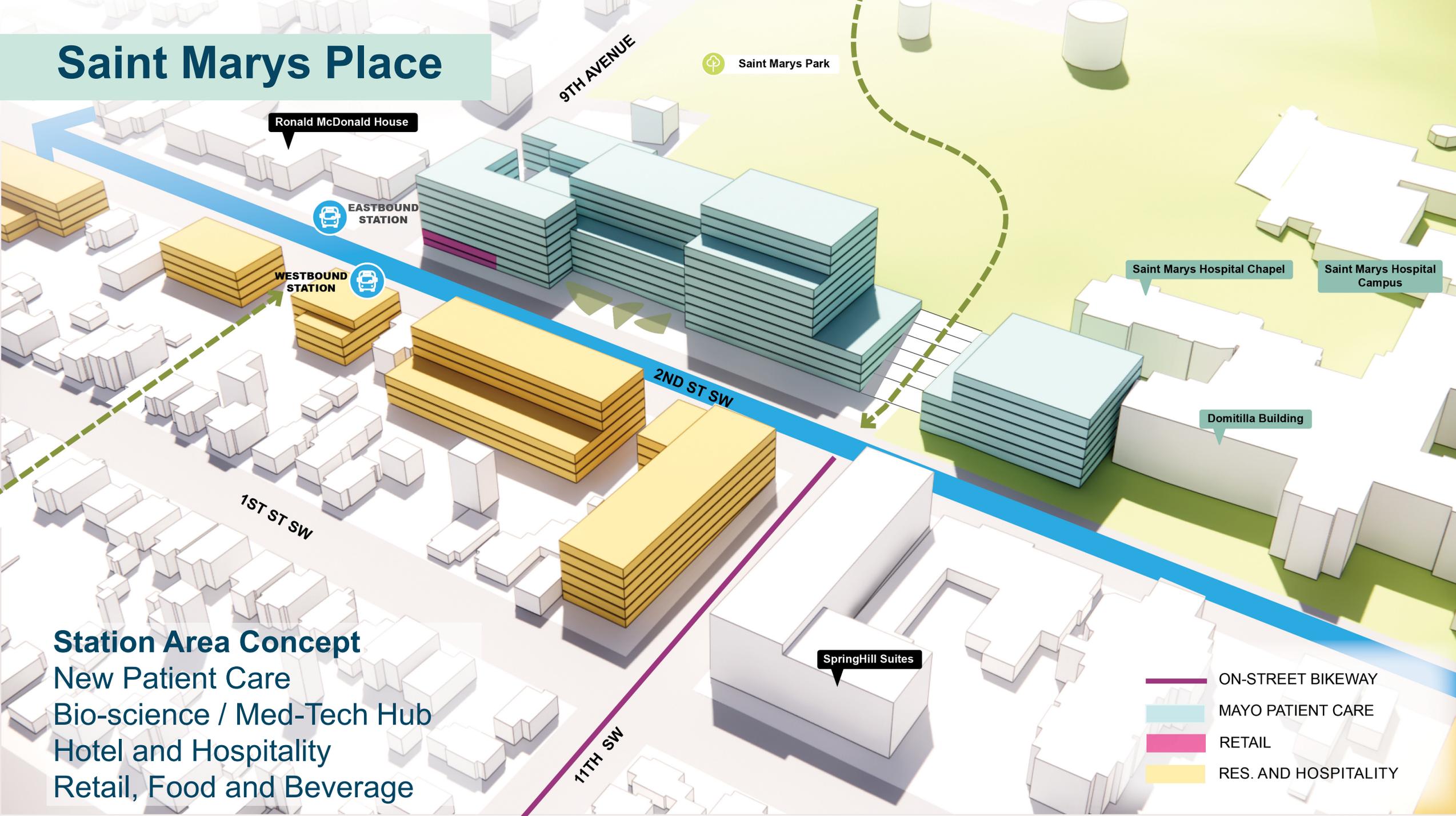
Domitilla Building

Saint Marys Hospital Chapel

Saint Marys Hospital Campus

- RPT BUS ROUTE
- ON-STREET BIKEWAY
- MAYO PATIENT CARE
- RETAIL
- RES. AND HOSPITALITY

Saint Marys Place



Ronald McDonald House

Saint Marys Park

EASTBOUND STATION

WESTBOUND STATION

Saint Marys Hospital Chapel

Saint Marys Hospital Campus

2ND ST SW

Domitilla Building

1ST ST SW

SpringHill Suites

11TH SW

Station Area Concept

New Patient Care

Bio-science / Med-Tech Hub

Hotel and Hospitality

Retail, Food and Beverage

- ON-STREET BIKEWAY
- MAYO PATIENT CARE
- RETAIL
- RES. AND HOSPITALITY

Saint Marys Place

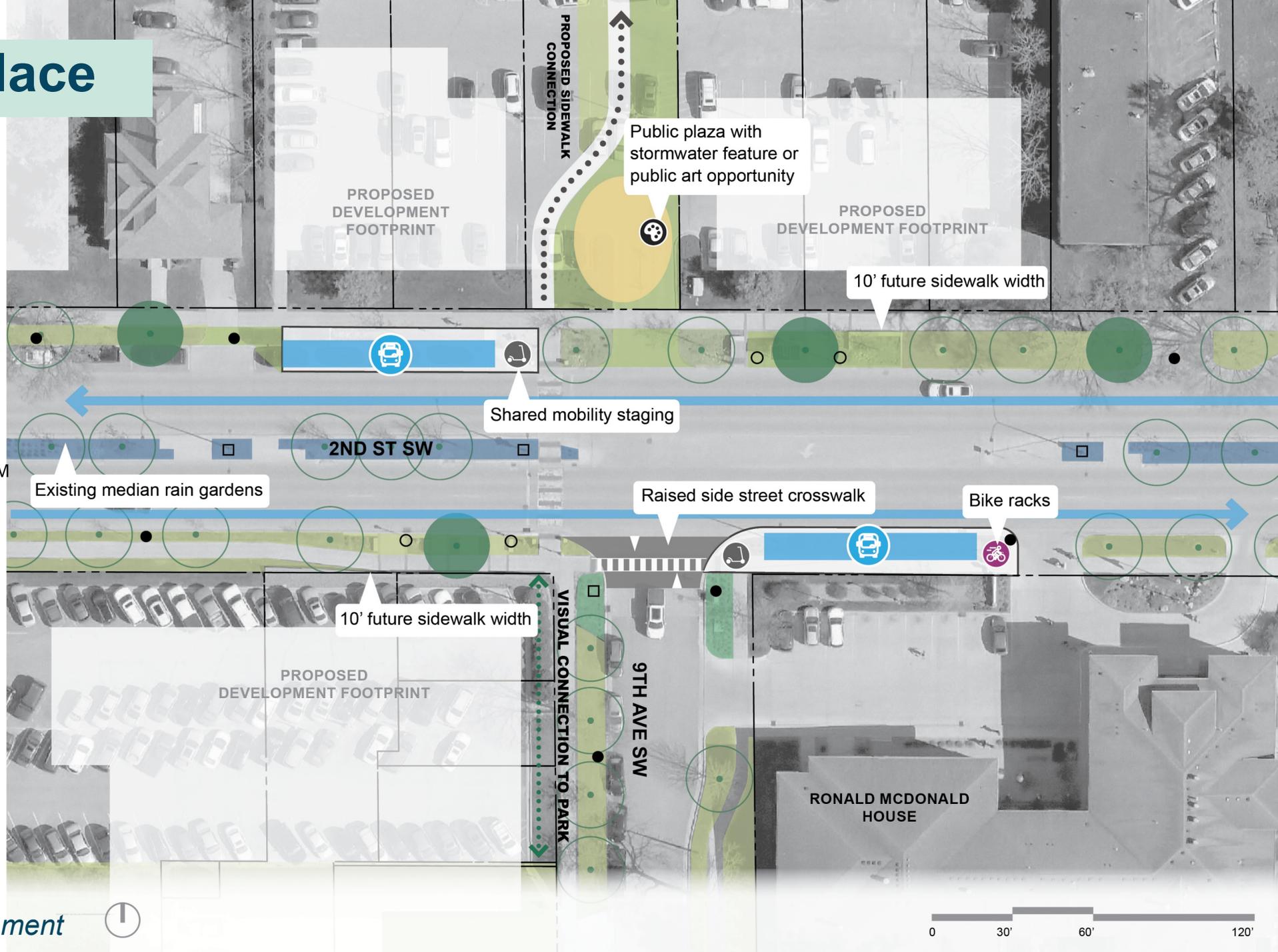
Connectivity and Public Realm

CONNECTIVITY

-  RAPID TRANSIT STATION PLATFORM
-  RAPID TRANSIT ROUTE
-  EXISTING STREET LIGHT
-  EXISTING PEDESTRIAN LIGHT
-  PROPOSED PEDESTRIAN LIGHT

PUBLIC REALM

-  PARK / OPEN SPACE
-  PLANTING
-  POTENTIAL PLAZA
-  EXISTING STREET TREE
-  PROPOSED STREET TREE

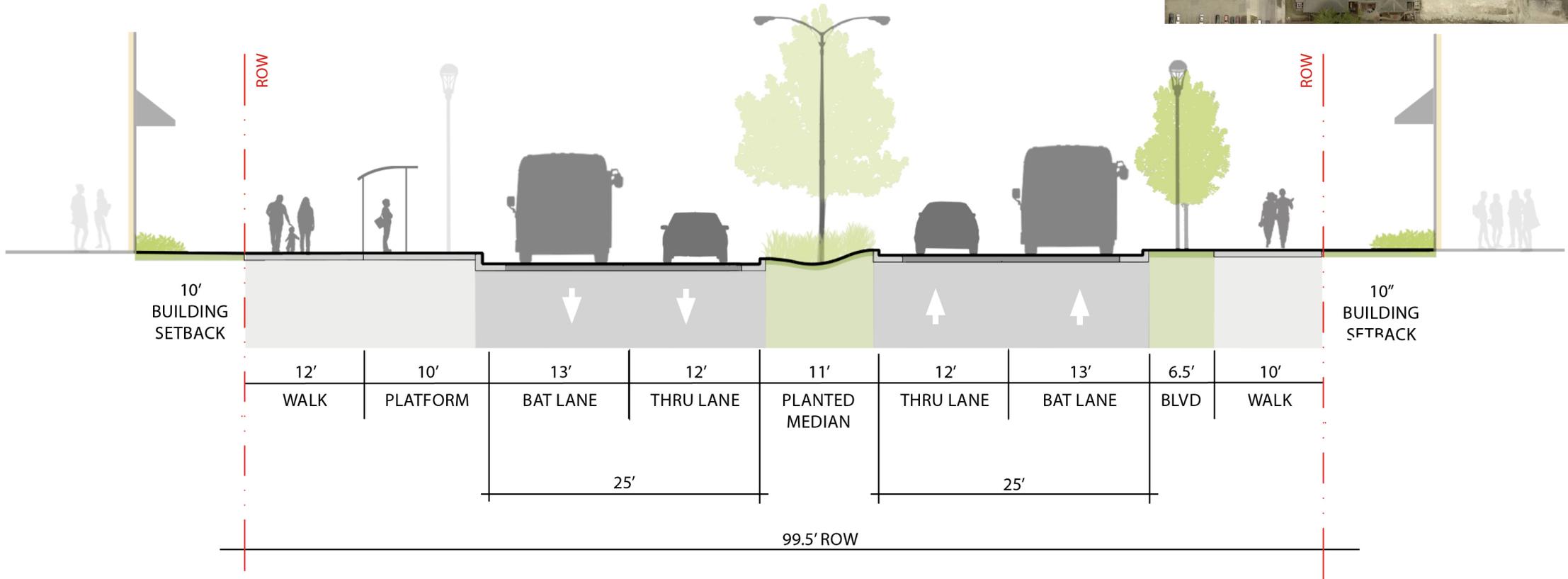


Conceptual: Subject to Refinement



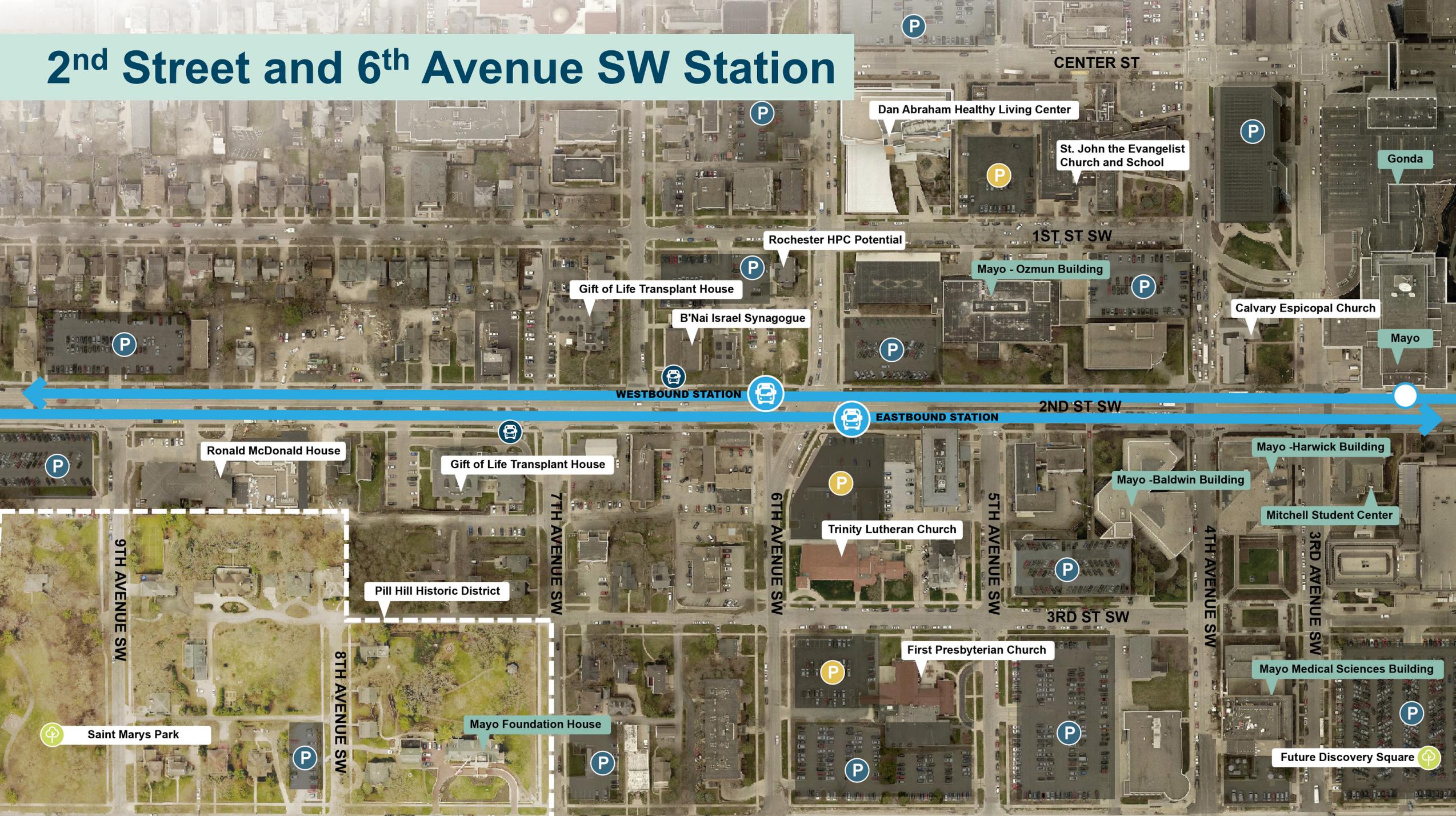
Saint Marys Place

Proposed Section Looking East



- 10' sidewalks (wider at platforms)
- BAT lanes
- Maintain landscape median/rain gardens
- Pedestrian-scaled street lighting
- Raised rapid transit platform replaces parking bay
- New development defines street space

2nd Street and 6th Avenue SW Station



CENTER ST

Dan Abraham Healthy Living Center

St. John the Evangelist Church and School

Gonda

1ST ST SW

Rochester HPC Potential

Mayo - Ozmun Building

Gift of Life Transplant House

B'Nai Israel Synagogue

Calvary Episcopal Church

Mayo

WESTBOUND STATION

EASTBOUND STATION

2ND ST SW

Ronald McDonald House

Gift of Life Transplant House

Mayo - Harwick Building

Mayo - Baldwin Building

Mitchell Student Center

9TH AVENUE SW

Pill Hill Historic District

7TH AVENUE SW

6TH AVENUE SW

Trinity Lutheran Church

5TH AVENUE SW

3RD ST SW

First Presbyterian Church

4TH AVENUE SW

3RD AVENUE SW

Mayo Medical Sciences Building

Saint Marys Park

8TH AVENUE SW

Mayo Foundation House

Future Discovery Square

Downtown Gateway

Station Area Principles

WELLNESS FOCUSED



A WELCOME TO DOWNTOWN

URBAN LIVING IN THE NEIGHBORHOODS



ALL-INCOME HOUSING

2nd Street and 6th Avenue SW Station

Station Location

- Serves multiple job destinations
- Serves existing residents
- Lower income / transit-dependent households
- Multiple future growth locations
- Marked crossings, pedestrian access all four directions
- Adjacent to planned bike lanes
- Connects to Public Transit route 11
- Open House support: future opportunities

 RAPID TRANSIT STATION

 RAPID TRANSIT ROUTE

 EXISTING MULTI-USE PATHS

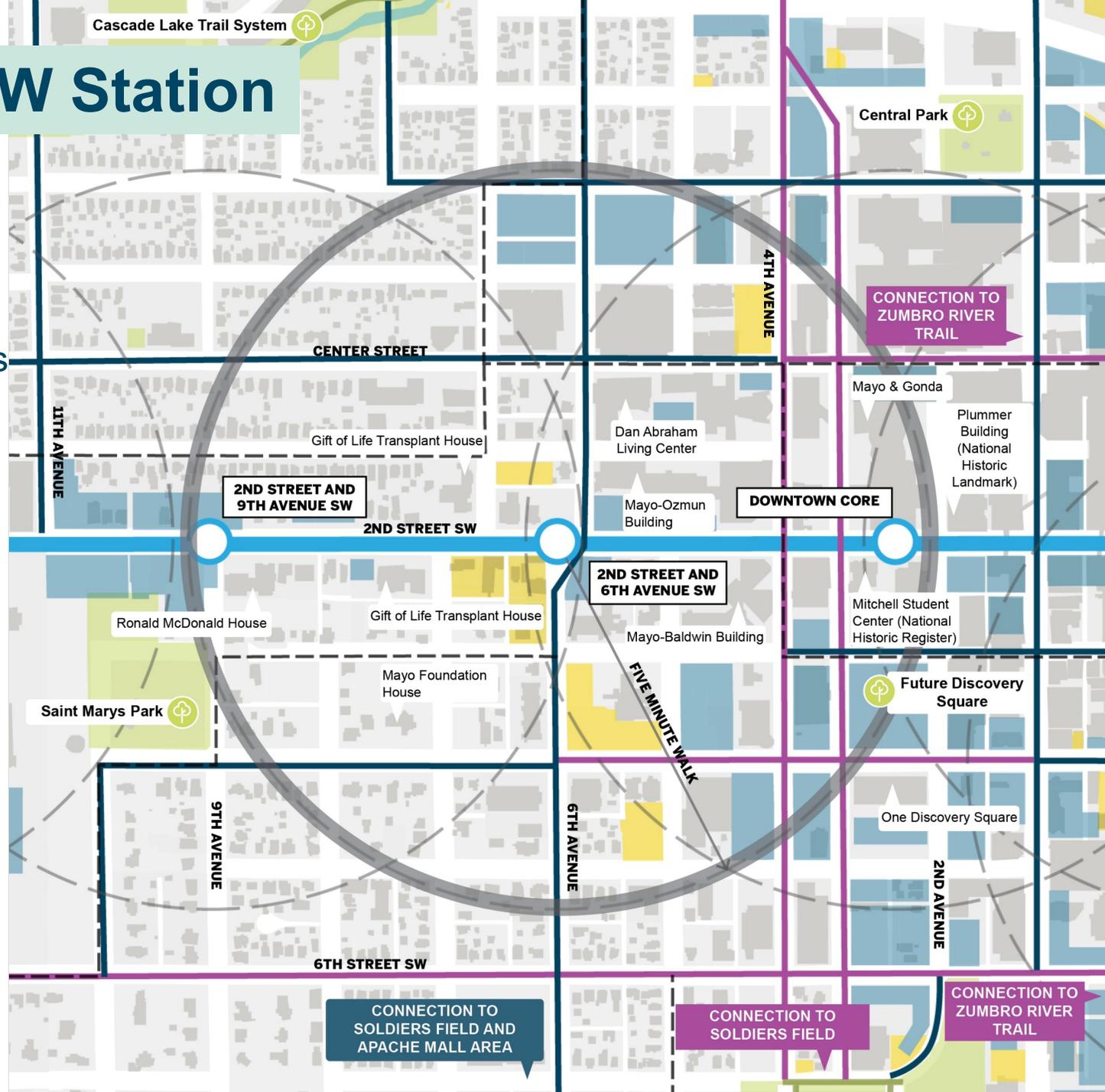
 EXISTING ON-STREET BIKEWAYS

 PROPOSED BIKE CONNECTION (PREVIOUS CITY PLAN)

 DESTINATION MEDICAL CENTER IDENTIFIED OPPORTUNITY PARCELS

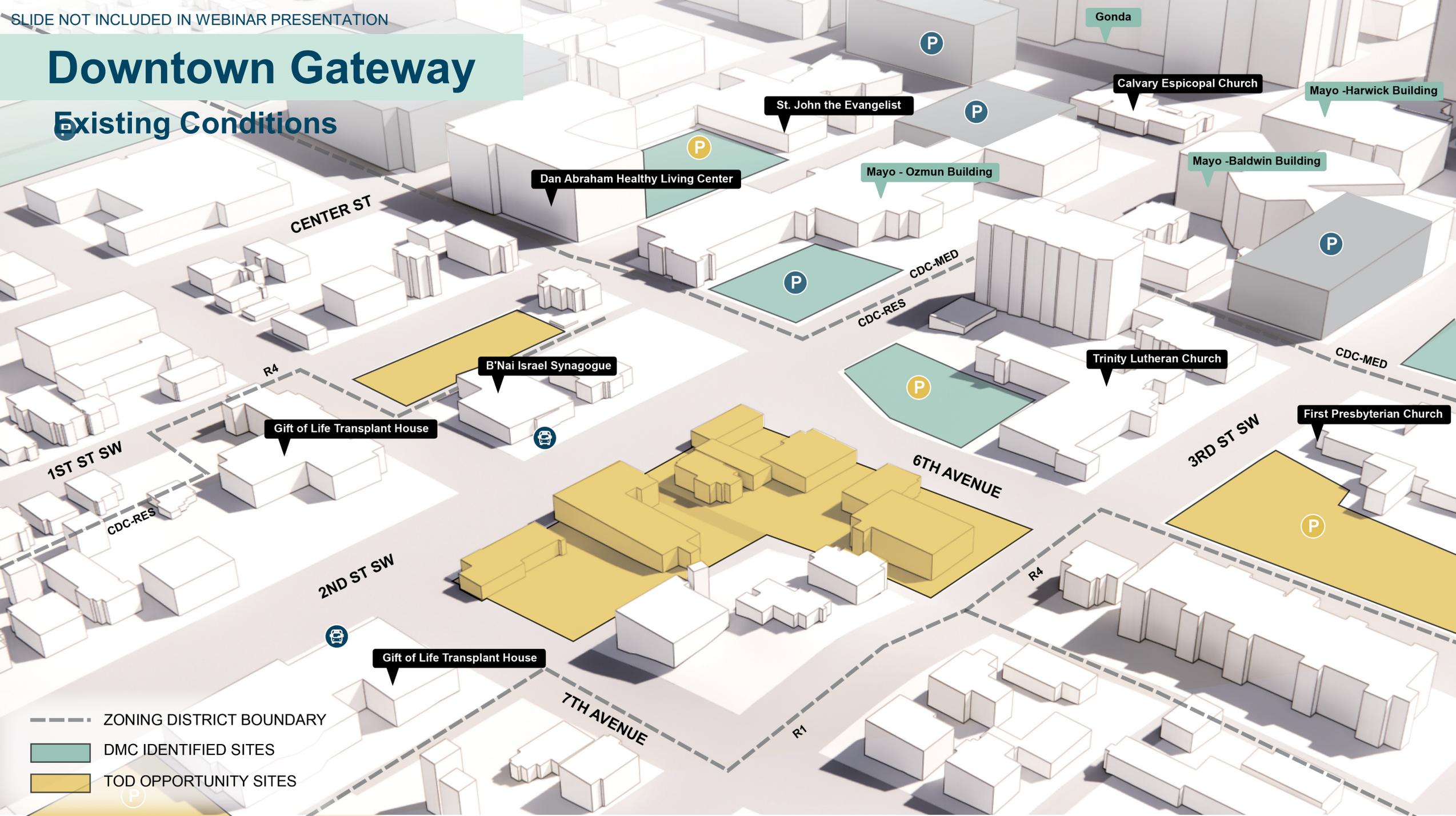
 TOD IDENTIFIED OPPORTUNITY PARCELS

 DESTINATION MEDICAL CENTER



Downtown Gateway

Existing Conditions



- ZONING DISTRICT BOUNDARY
- DMC IDENTIFIED SITES
- TOD OPPORTUNITY SITES

Dan Abraham Healthy Living Center

St. John the Evangelist

Mayo - Ozmun Building

Calvary Episcopal Church

Mayo - Harwick Building

Mayo - Baldwin Building

B'Nai Israel Synagogue

Gift of Life Transplant House

Trinity Lutheran Church

First Presbyterian Church

Gift of Life Transplant House

CENTER ST

1ST ST SW

2ND ST SW

7TH AVENUE

6TH AVENUE

3RD ST SW

R4

R1

CDC-RES

CDC-MED

CDC-MED

P

P

P

P

P

P

P

P

Gonda

Downtown Gateway

Station Area Concept

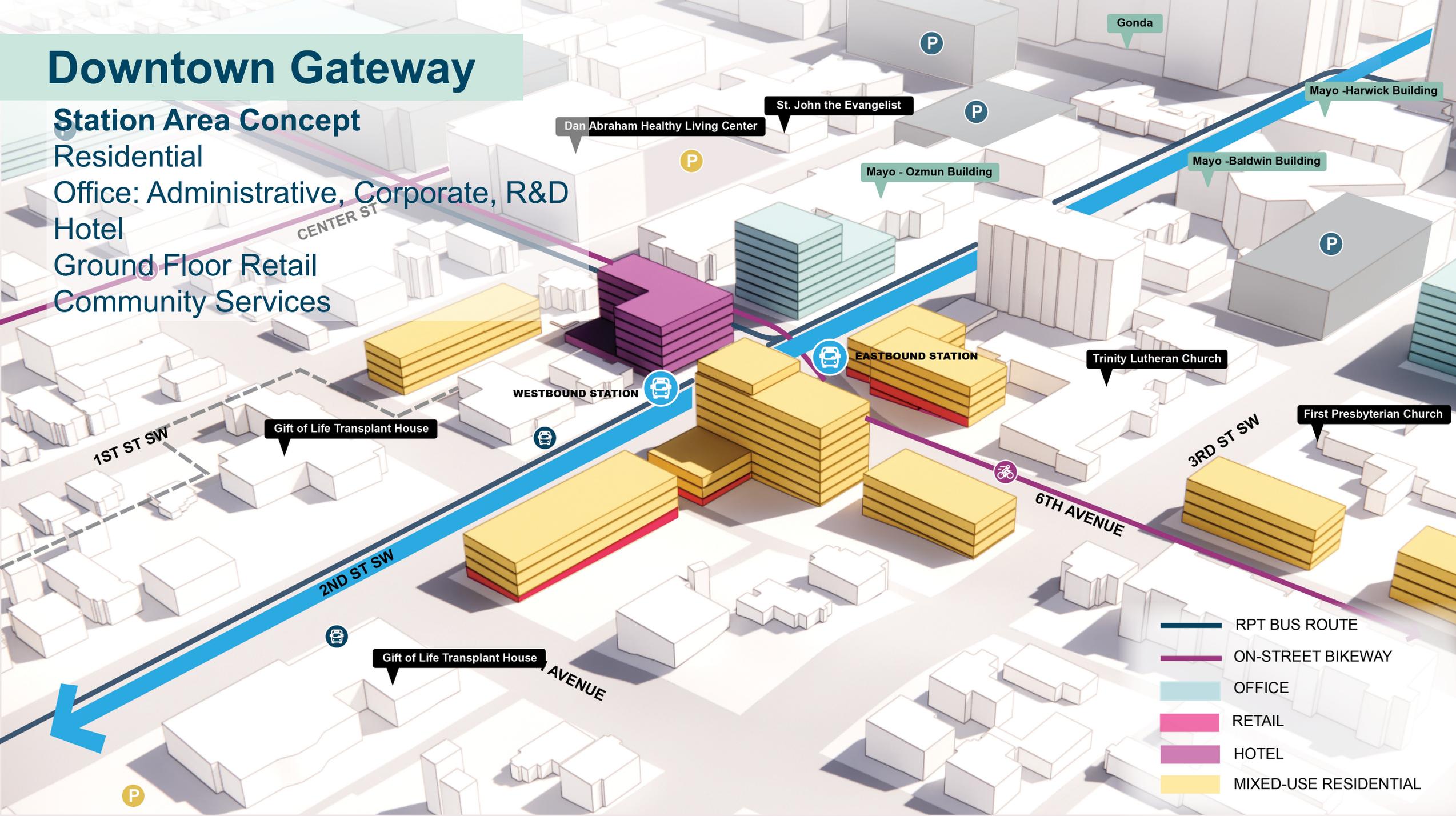
Residential

Office: Administrative, Corporate, R&D

Hotel

Ground Floor Retail

Community Services



- RPT BUS ROUTE
- ON-STREET BIKEWAY
- OFFICE
- RETAIL
- HOTEL
- MIXED-USE RESIDENTIAL

Downtown Gateway

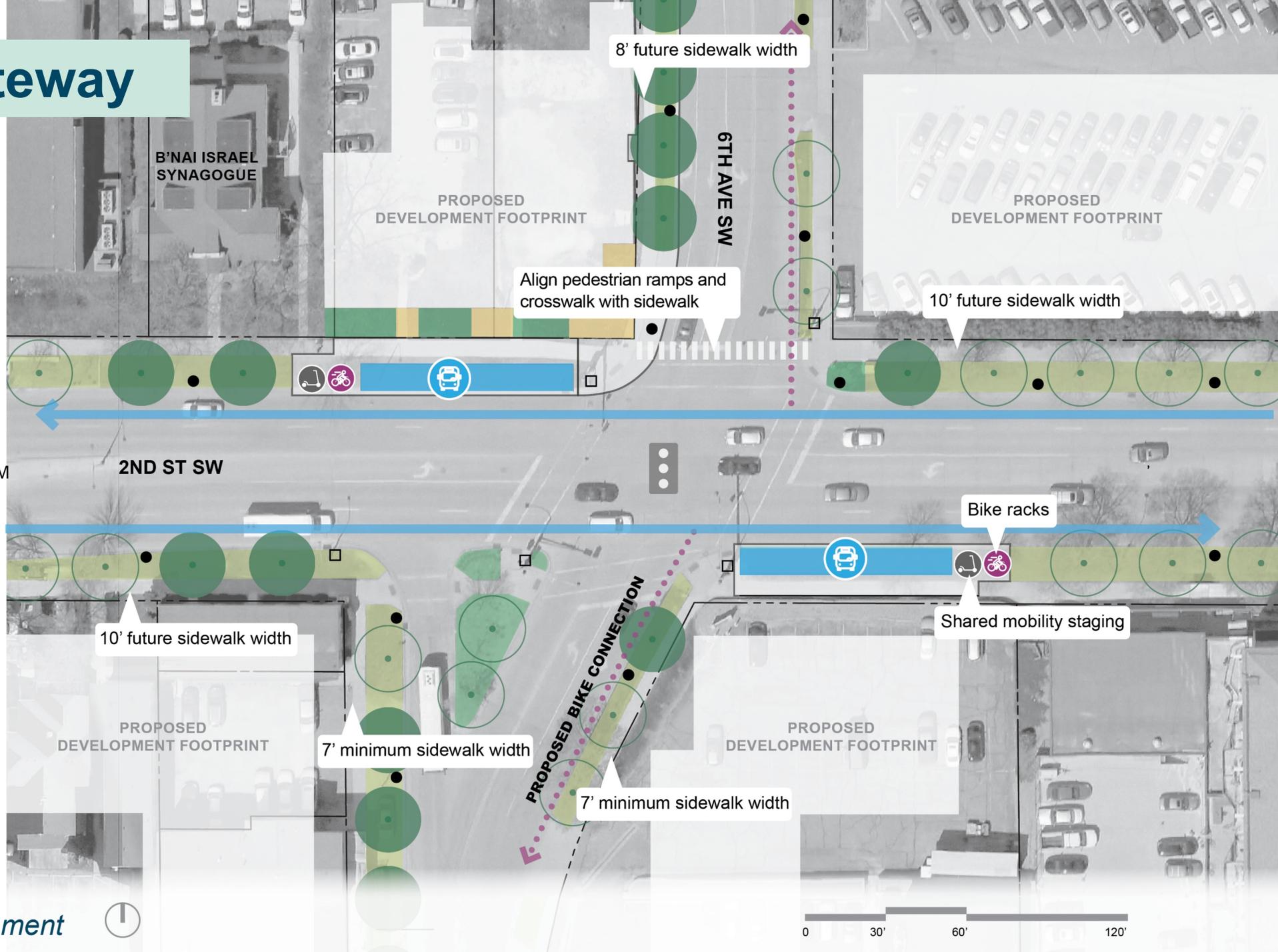
Connectivity and Public Realm

CONNECTIVITY

-  RAPID TRANSIT STATION PLATFORM
-  RAPID TRANSIT ROUTE
-  BICYCLE FACILITY
-  EXISTING STREET LIGHT
-  PROPOSED PEDESTRIAN LIGHT

PUBLIC REALM

-  PARK / OPEN SPACE
-  PLANTING
-  POTENTIAL PLAZA
-  EXISTING STREET TREE
-  PROPOSED STREET TREE



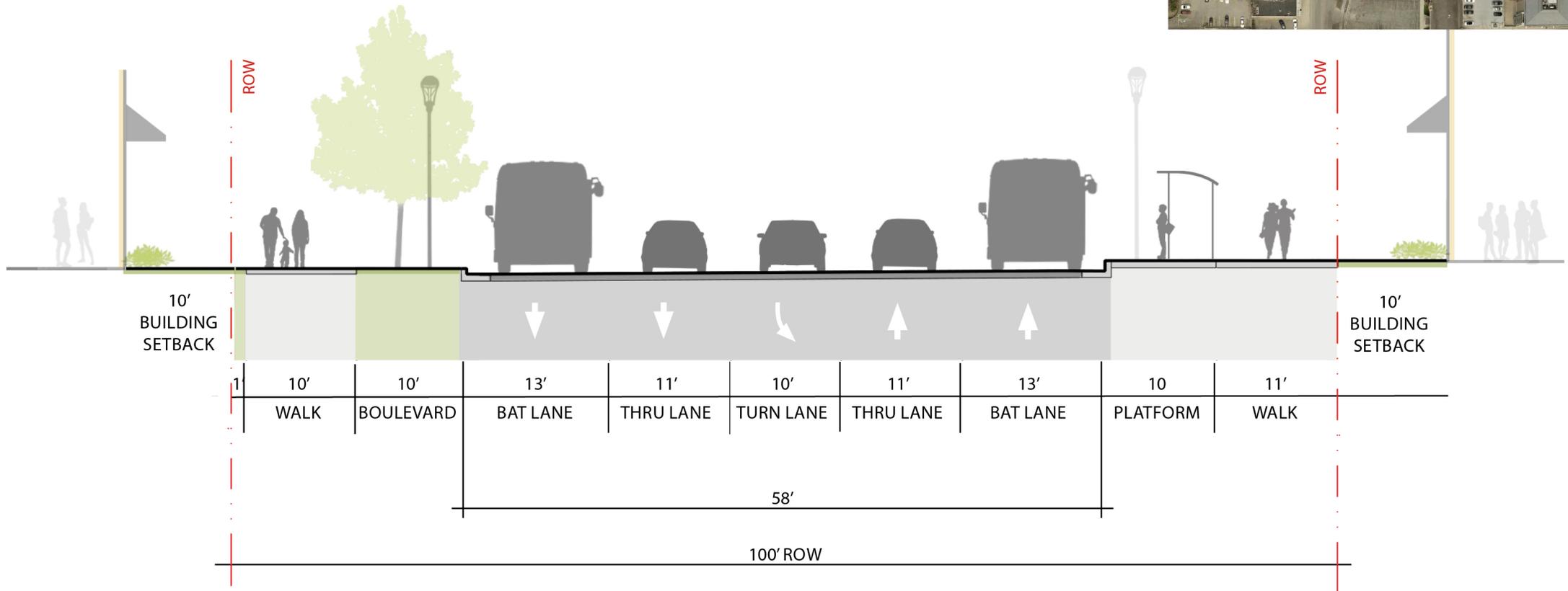
Conceptual: Subject to Refinement



0 30' 60' 120'

Downtown Gateway

Proposed Section Looking East



- 10' sidewalks (wider at platforms)
- BAT lanes
- Pedestrian-scaled street lighting
- Maintain mature street trees in boulevards
- Raised rapid transit platform
- New development defines street space

04 THE DOWNTOWN CORE

The Downtown Core

Rapid Transit, Bike and Trail Connectivity

EXISTING AND PLANNED PATHS

EXISTING AND PLANNED BIKE ROUTES

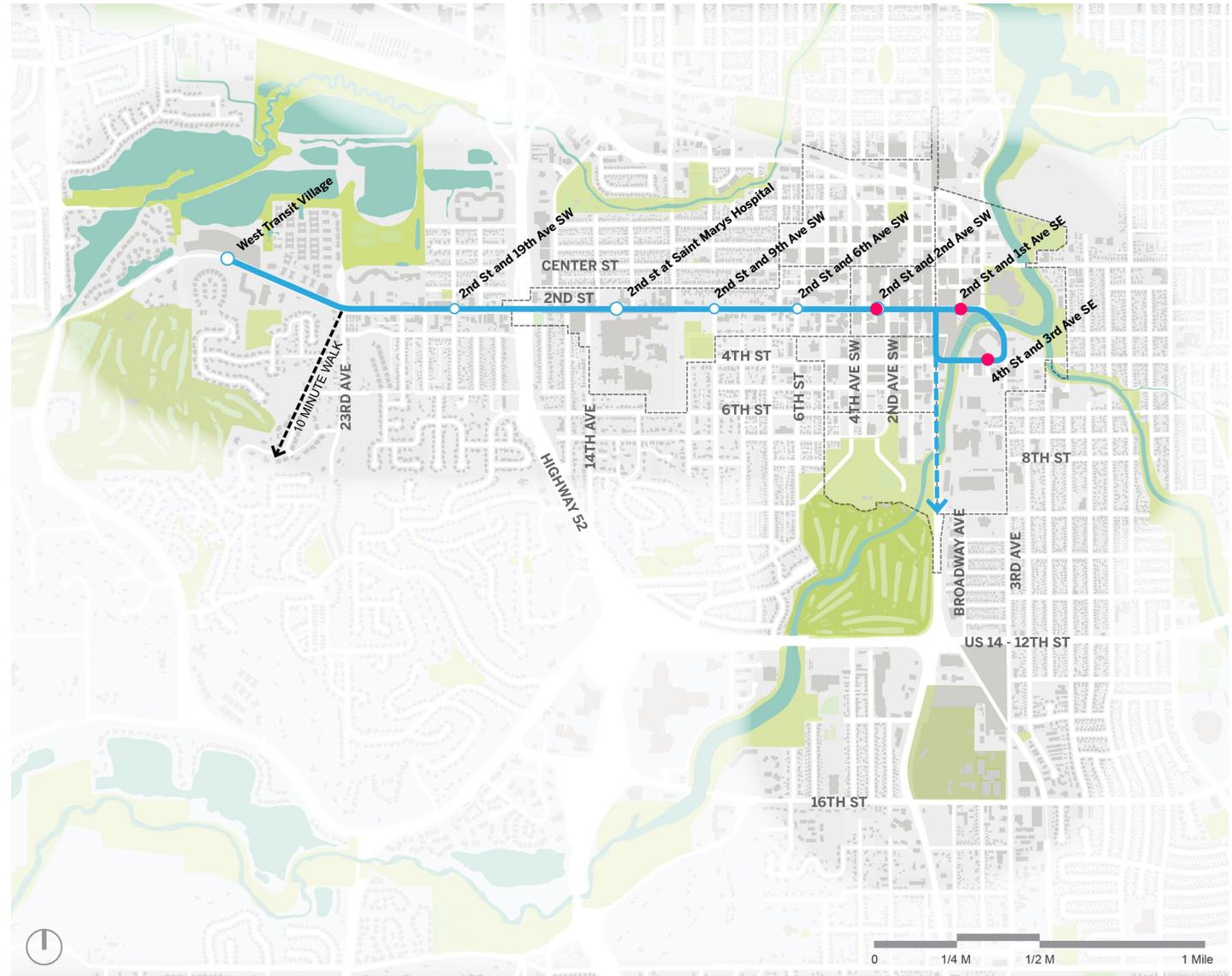
RAPID TRANSIT ROUTE

Downtown SE
Waterfront
Small Area Plan

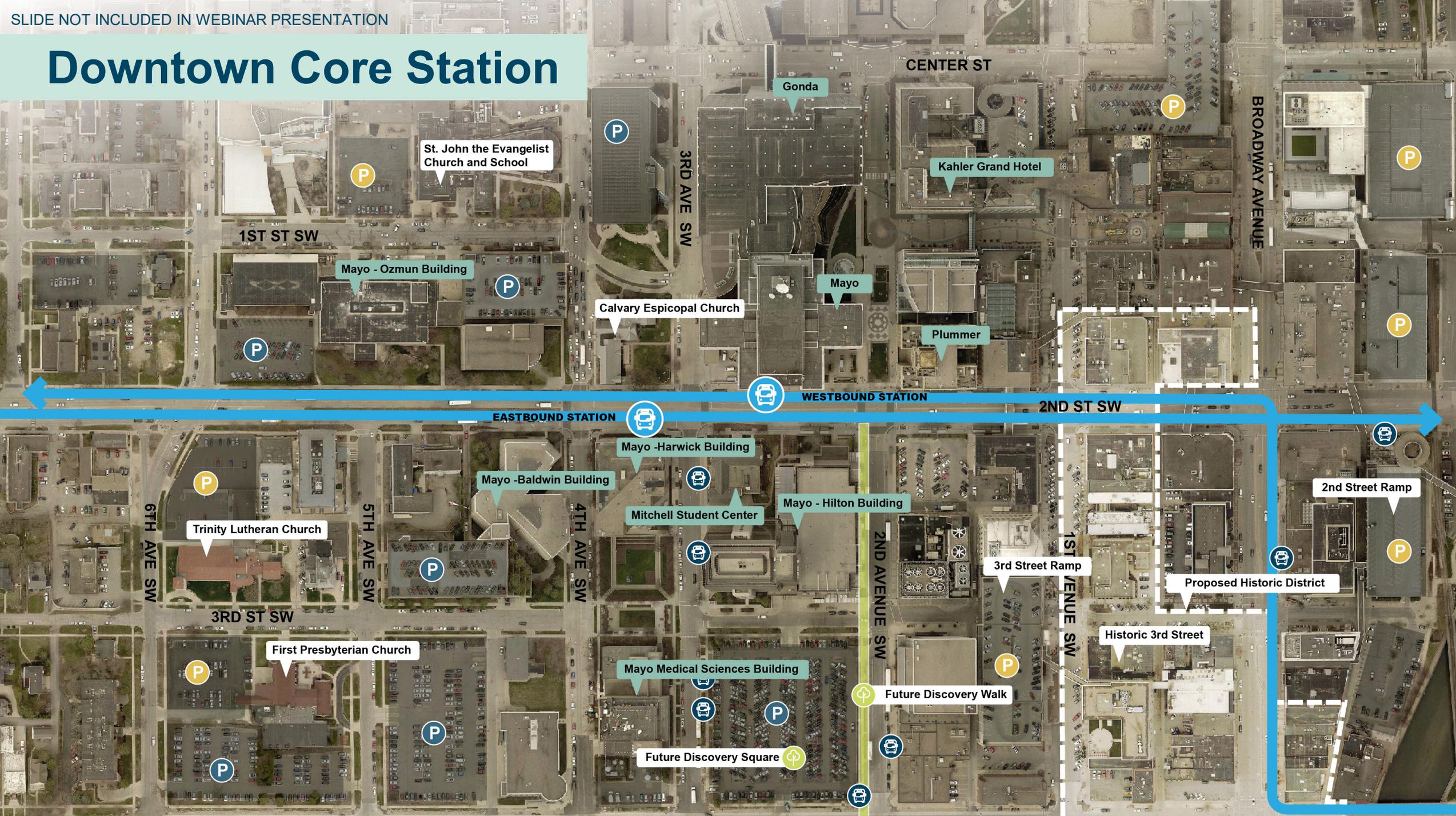


Loop Stations Locations: Status

- Loop station locations are preliminary
- City and partners identifying all potential station locations
- Evaluation based on:
 - Access to jobs and other destinations
 - Access for residents
 - Transit operations
 - Connections to bike and pedestrian routes
 - Public realm
 - Future development
 - Locally Preferred Alternative Phase 2
- Finalization Via
 - Architecture and Engineering Design (*Summer 2020*)



Downtown Core Station



1ST ST SW

CENTER ST

BROADWAY AVENUE

3RD AVE SW

St. John the Evangelist Church and School

Kahler Grand Hotel

Mayo - Ozmun Building

Gonda

Calvary Episcopal Church

Mayo

Plummer

EASTBOUND STATION

WESTBOUND STATION

2ND ST SW

Mayo - Harwick Building

Mayo - Baldwin Building

Mayo - Hilton Building

Mitchell Student Center

2nd Street Ramp

Trinity Lutheran Church

3rd Street Ramp

Proposed Historic District

6TH AVE SW

5TH AVE SW

4TH AVE SW

2ND AVENUE SW

1ST AVENUE SW

3RD ST SW

Historic 3rd Street

First Presbyterian Church

Mayo Medical Sciences Building

Future Discovery Walk

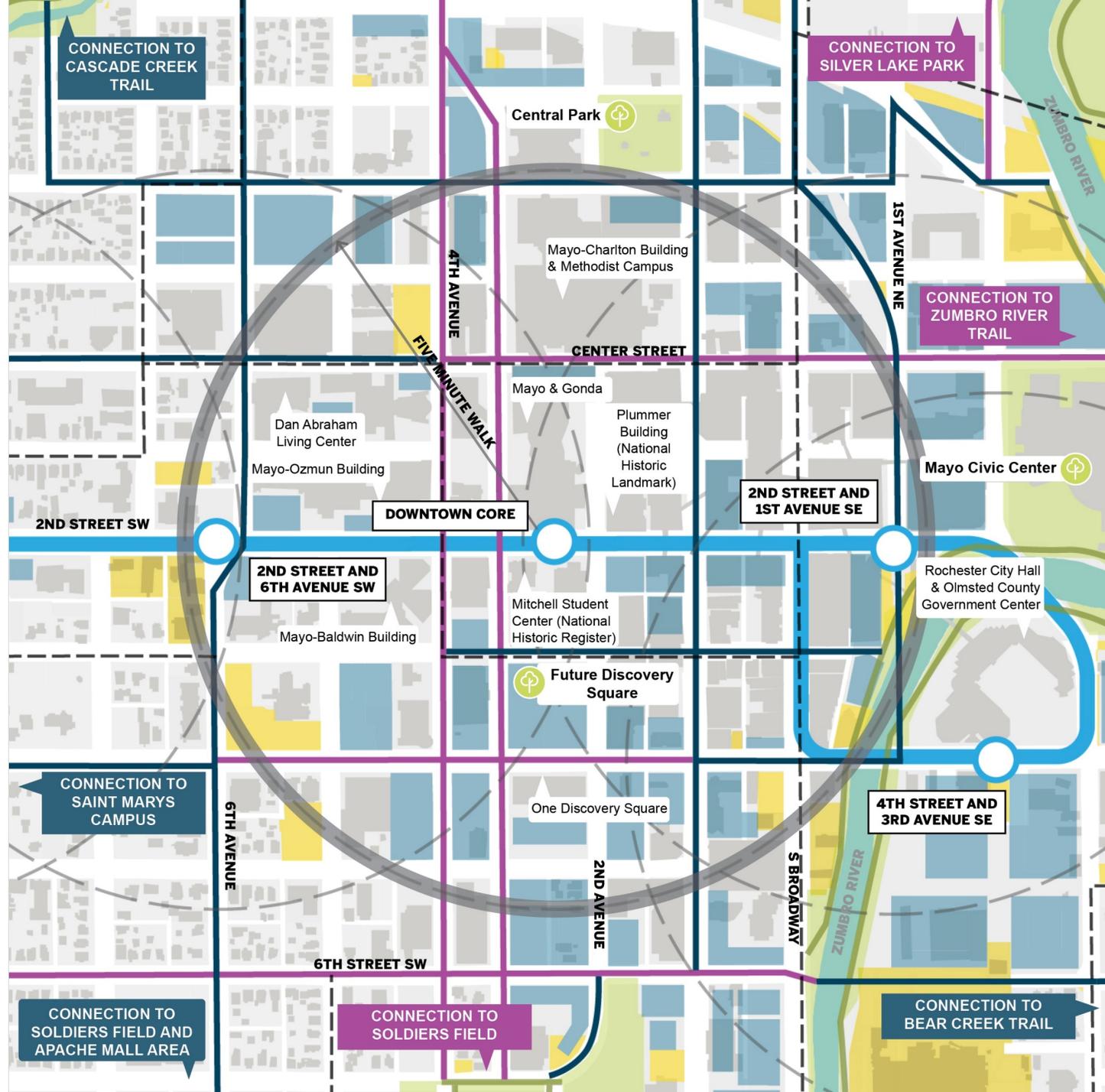
Future Discovery Square

Downtown Core Station

Station Location

- Serves Mayo Downtown Campus
- Serves existing residents
- Multiple future growth locations
- Marked crossings, pedestrian access in all directions
- Adjacent to planned bike lanes.
- Connects to Public Transit route 7.
- Open House support: key downtown destinations.

-  RAPID TRANSIT STATION
-  RAPID TRANSIT ROUTE
-  EXISTING MULTI-USE PATHS
-  EXISTING ON-STREET BIKEWAYS
-  PROPOSED BIKE CONNECTION (PREVIOUS CITY PLAN)
-  DESTINATION MEDICAL CENTER IDENTIFIED OPPORTUNITY PARCELS
-  TOD IDENTIFIED OPPORTUNITY PARCELS
-  DESTINATION MEDICAL CENTER



Downtown Core Station

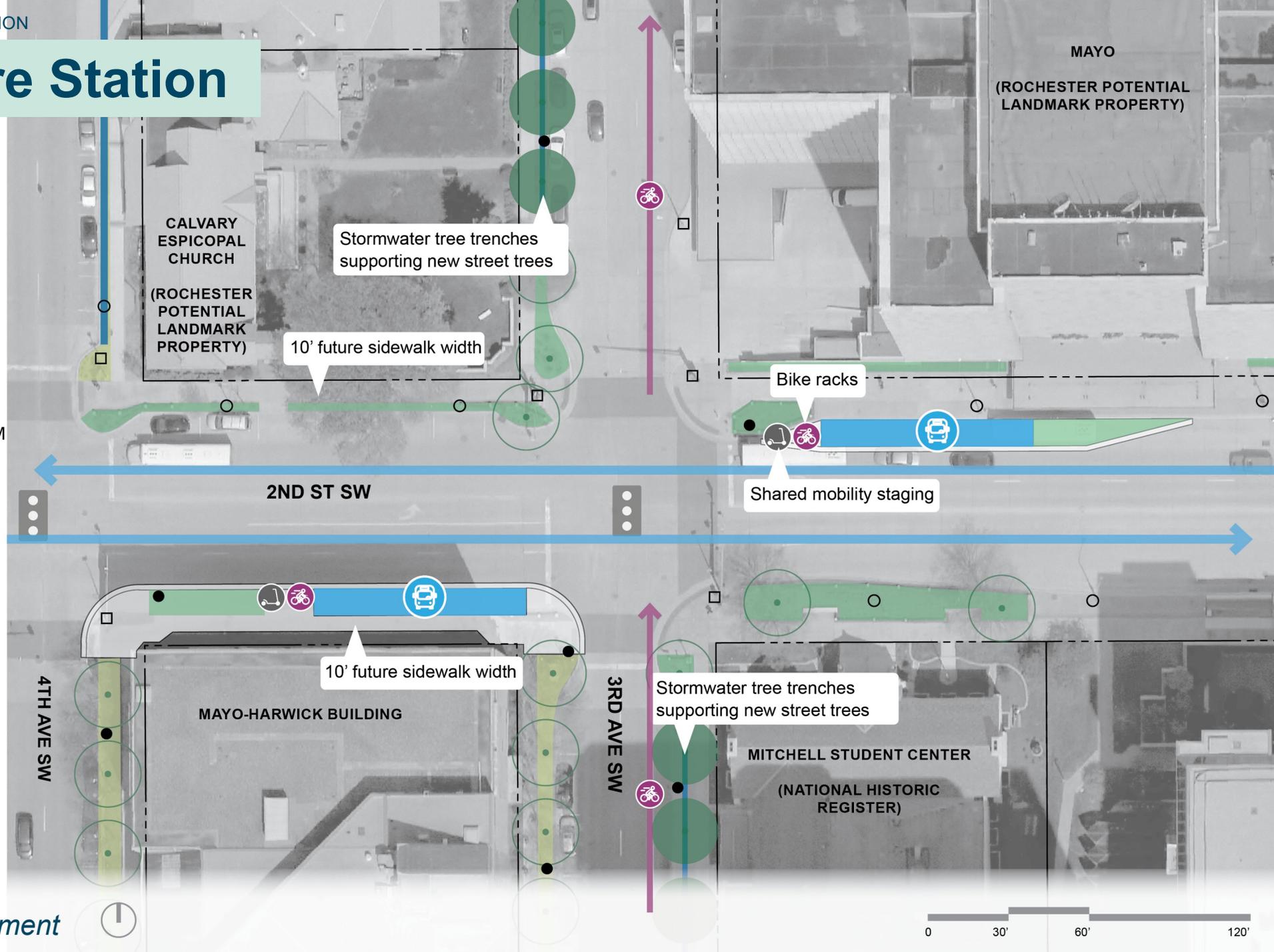
Connectivity and Public Realm

CONNECTIVITY

-  RAPID TRANSIT STATION PLATFORM
-  RAPID TRANSIT ROUTE
-  BICYCLE FACILITY
-  EXISTING STREET LIGHT
-  EXISTING PEDESTRIAN LIGHT
-  PROPOSED PEDESTRIAN LIGHT

PUBLIC REALM

-  PARK / OPEN SPACE
-  PLANTING
-  POTENTIAL STORMWATER TREATMENT
-  EXISTING STREET TREE
-  PROPOSED STREET TREE



Conceptual: Subject to Refinement

2nd Street and 1st Avenue SE Station



Kahler Grand Hotel

Gonda

Mayo

Plummer

Proposed Historic District

P

Rochester Post Bulletin

Mayo Civic Center

1st Street Ramp

P

Rochester Public Library

P

WESTBOUND STATION

P

Rochester Art Center

2nd Street Ramp

P

ZUMBRO RIVER

Mayo - Hilton Building

2ND AVENUE SW

S BROADWAY AVENUE

Historic 3rd Street

Rochester City Hall

3rd Street Ramp

P

Olmsted County Government Center

Future Discovery Square

P

Future Discovery Walk

1ST AVENUE SW

3RD AVE SE

P

P

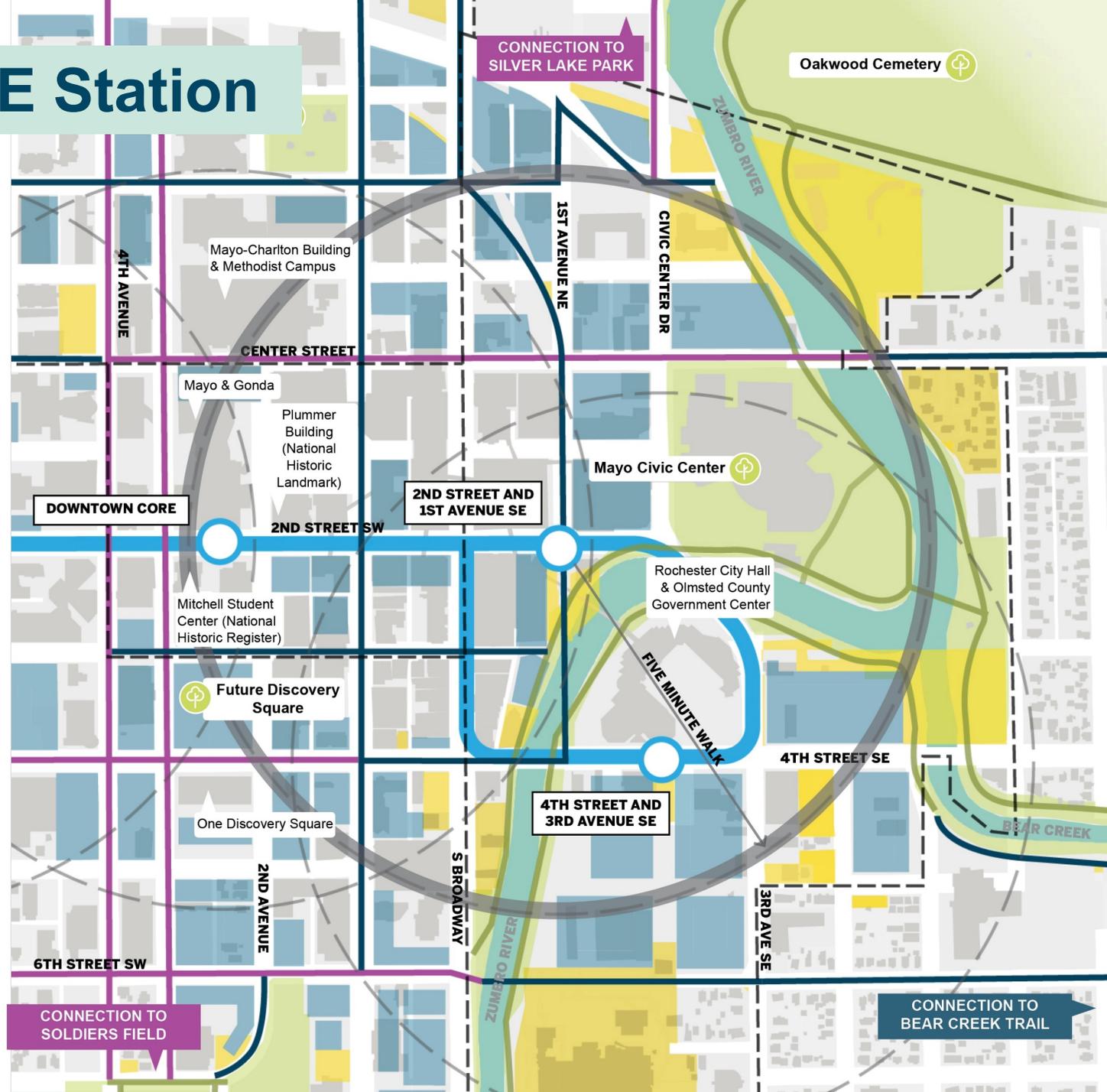
P

2nd Street and 1st Avenue SE Station

Station Location

- Access to Library, Civic and Arts Centers
- Access to jobs
- Connections to proposed bike connection
- Access to Mayo Park and Promenade
- Future development to north

-  RAPID TRANSIT STATION
-  RAPID TRANSIT ROUTE
-  EXISTING MULTI-USE PATHS
-  EXISTING ON-STREET BIKEWAYS
-  PROPOSED BIKE CONNECTION (PREVIOUS CITY PLAN)
-  DESTINATION MEDICAL CENTER IDENTIFIED OPPORTUNITY PARCELS
-  TOD IDENTIFIED OPPORTUNITY PARCELS
-  DESTINATION MEDICAL CENTER



4th Street and 3rd Avenue SE Station



Mayo Park

2nd Street Ramp

Rochester City Hall

Olmsted County Government Center

6TH AVENUE

Mayo Memorial Park

Civic Center South Parking

WESTBOUND STATION

4TH STREET SE

Proposed Historic District

Potential Rochester Landmark

Government Center Annex

3RD AVE SE

S BROADWAY AVENUE

Mayo East Employee Lot

Rochester East Health Services

Downtown SE Waterfront
Small Area Plan Boundary

Riverside Central Elementary

4th Street and 3rd Avenue SE Station

Station Area Principles

**A CONNECTED
TRANSIT HUB**



**NEW CENTRAL CITY
NEIGHBORHOOD**



JOBS LED GROWTH



**NETWORK OF SMALLER
OPEN SPACES**

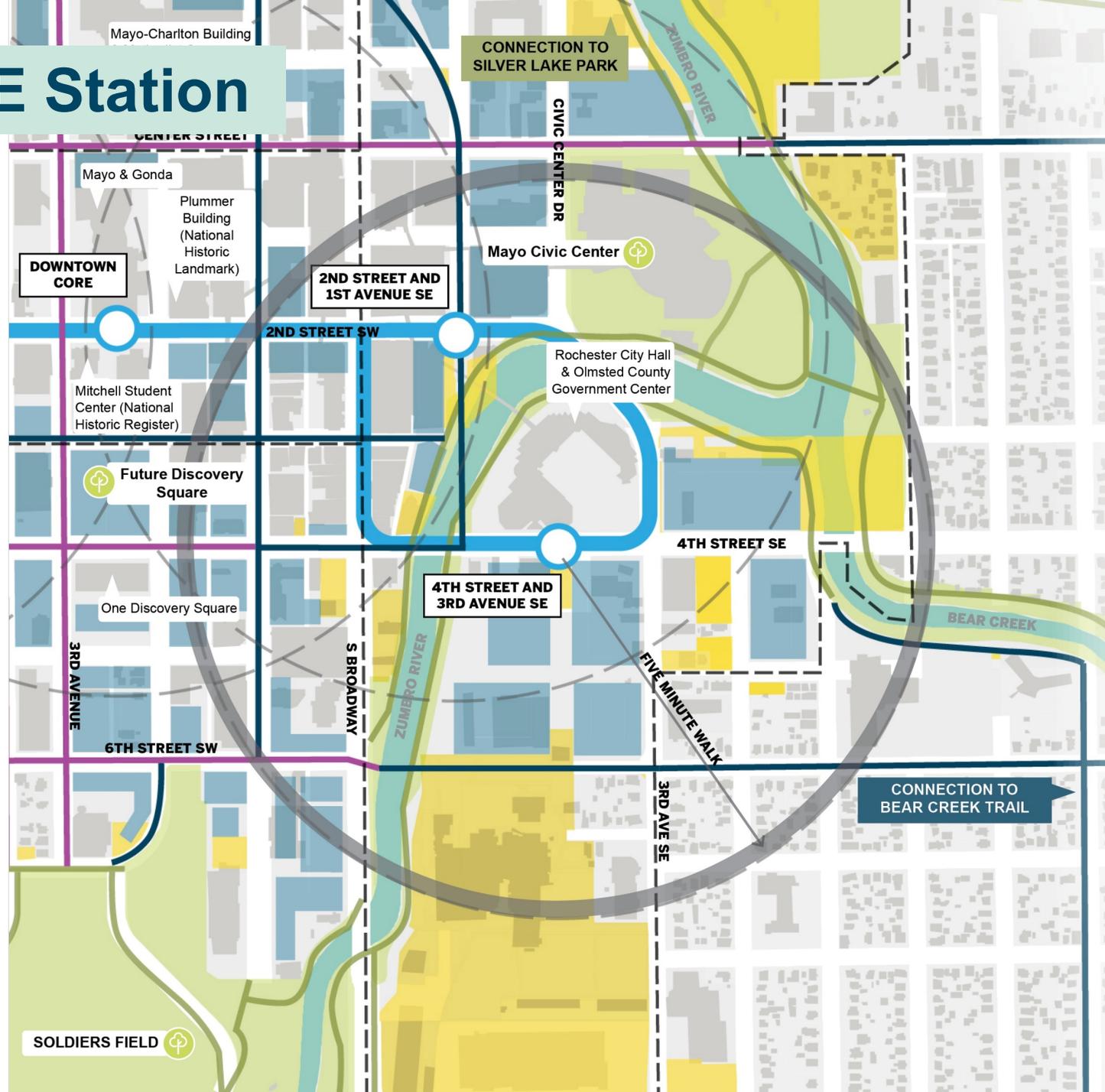


4th Street and 3rd Avenue SE Station

Station Location

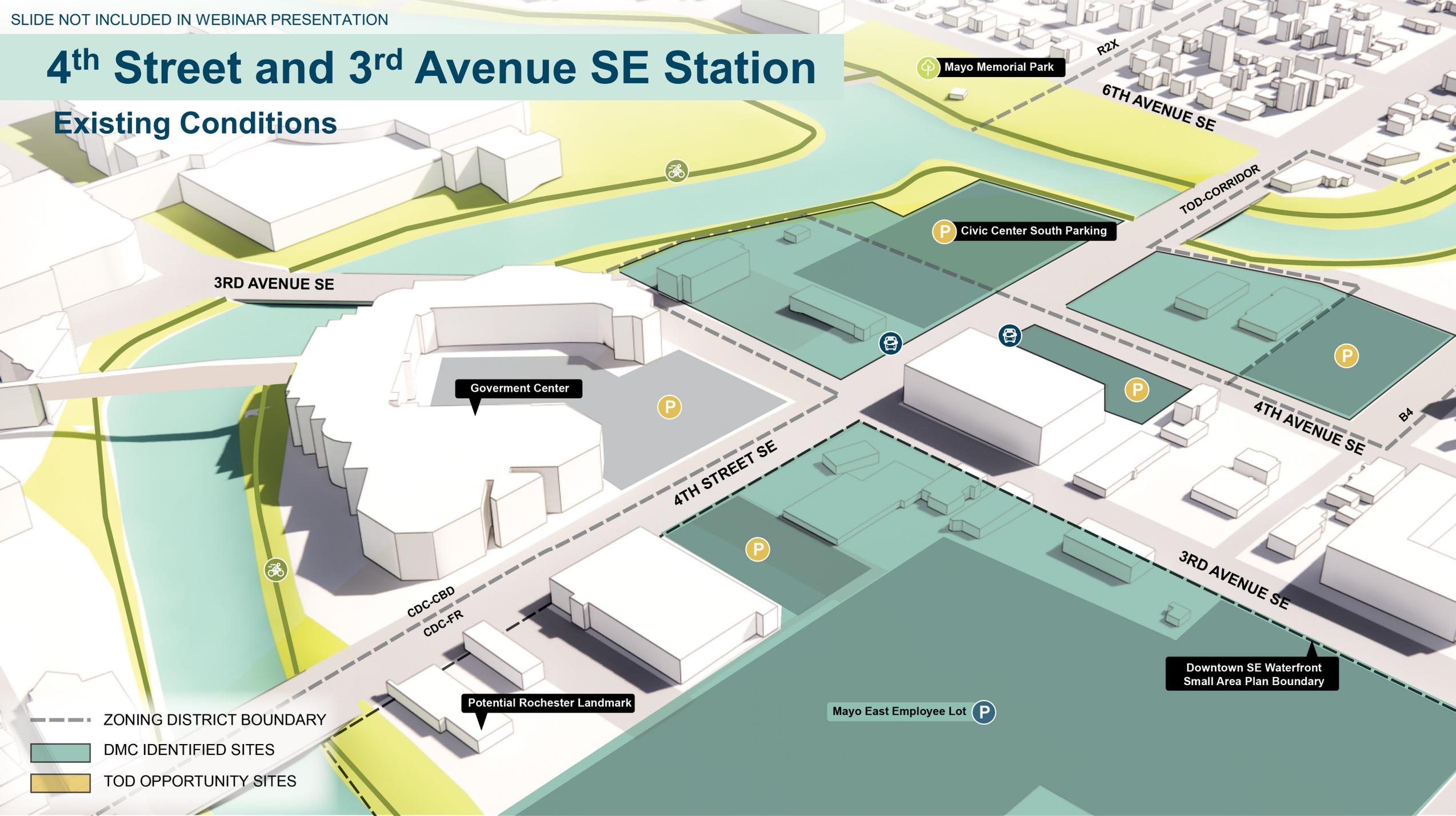
- Multiple transit routes and stops
- Public sector employment hub
- Multiple future opportunity sites
- Access to the Zumbro River

-  RAPID TRANSIT STATION
-  RAPID TRANSIT ROUTE
-  EXISTING MULTI-USE PATHS
-  EXISTING ON-STREET BIKEWAYS
-  PROPOSED BIKE CONNECTION (PREVIOUS CITY PLAN)
-  DESTINATION MEDICAL CENTER IDENTIFIED OPPORTUNITY PARCELS
-  TOD IDENTIFIED OPPORTUNITY PARCELS
-  DESTINATION MEDICAL CENTER



4th Street and 3rd Avenue SE Station

Existing Conditions



- ZONING DISTRICT BOUNDARY
- DMC IDENTIFIED SITES
- TOD OPPORTUNITY SITES

Potential Rochester Landmark

Government Center

Mayo Memorial Park

Civic Center South Parking

Mayo East Employee Lot

Downtown SE Waterfront
Small Area Plan Boundary

3RD AVENUE SE

4TH STREET SE

6TH AVENUE SE

4TH AVENUE SE

3RD AVENUE SE

TOD-CORRIDOR

R2X

B4

4th Street and 3rd Avenue SE Station

Station Area Concept

4th Street Connected Hub

New Riverfront Neighborhood

Jobs Led Growth

3RD AVENUE SE

Mayo Memorial Park

6TH AVENUE SE

Government Center

4TH STREET SE

4TH AVENUE SE

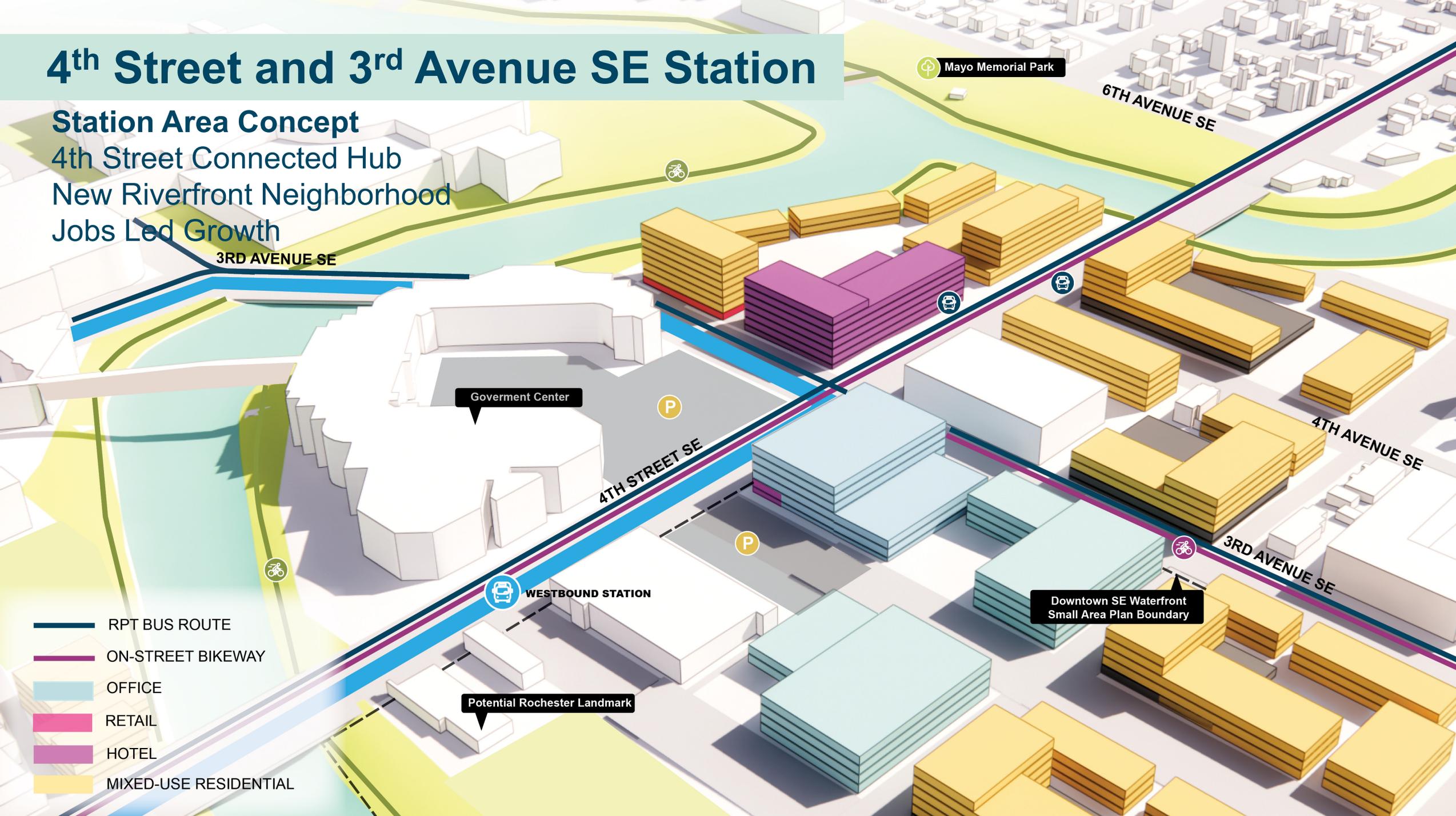
3RD AVENUE SE

WESTBOUND STATION

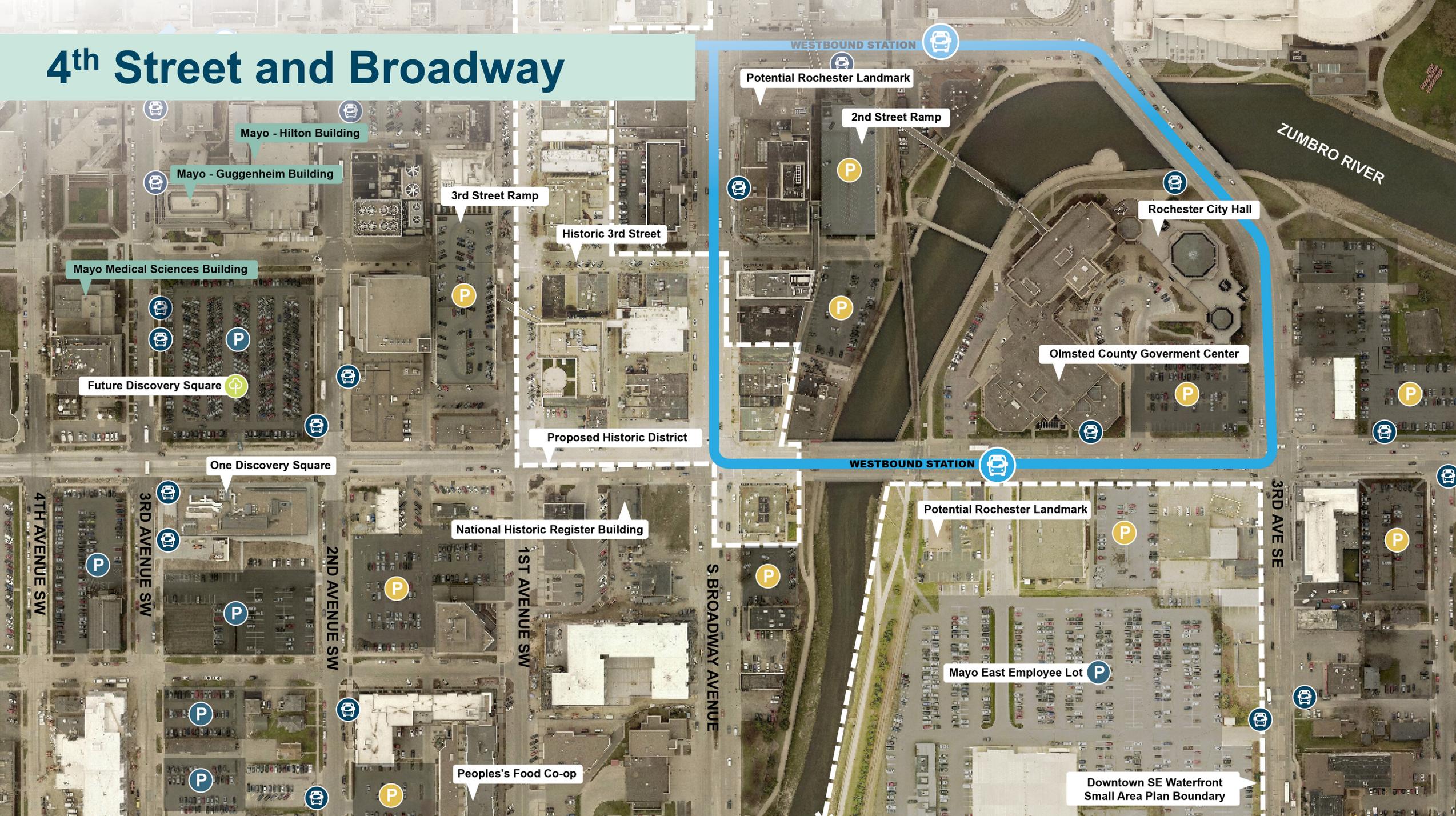
Downtown SE Waterfront
Small Area Plan Boundary

Potential Rochester Landmark

- RPT BUS ROUTE
- ON-STREET BIKEWAY
- OFFICE
- RETAIL
- HOTEL
- MIXED-USE RESIDENTIAL



4th Street and Broadway



WESTBOUND STATION

Potential Rochester Landmark

2nd Street Ramp

Rochester City Hall

Olmsted County Government Center

WESTBOUND STATION

Potential Rochester Landmark

Mayo East Employee Lot

Downtown SE Waterfront
Small Area Plan Boundary

Mayo - Hilton Building

Mayo - Guggenheim Building

3rd Street Ramp

Historic 3rd Street

Mayo Medical Sciences Building

Future Discovery Square

One Discovery Square

Proposed Historic District

National Historic Register Building

Peoples's Food Co-op

4TH AVENUE SW

3RD AVENUE SW

2ND AVENUE SW

1ST AVENUE SW

S. BROADWAY AVENUE

3RD AVE SE

ZUMBRO RIVER

The Crossing

Area Principles

**ROCHESTER'S
MAIN STREET**



**COLLABORATION
AND INTERSECTION**



**A NEW ZUMBRO RIVER
OPEN SPACE**

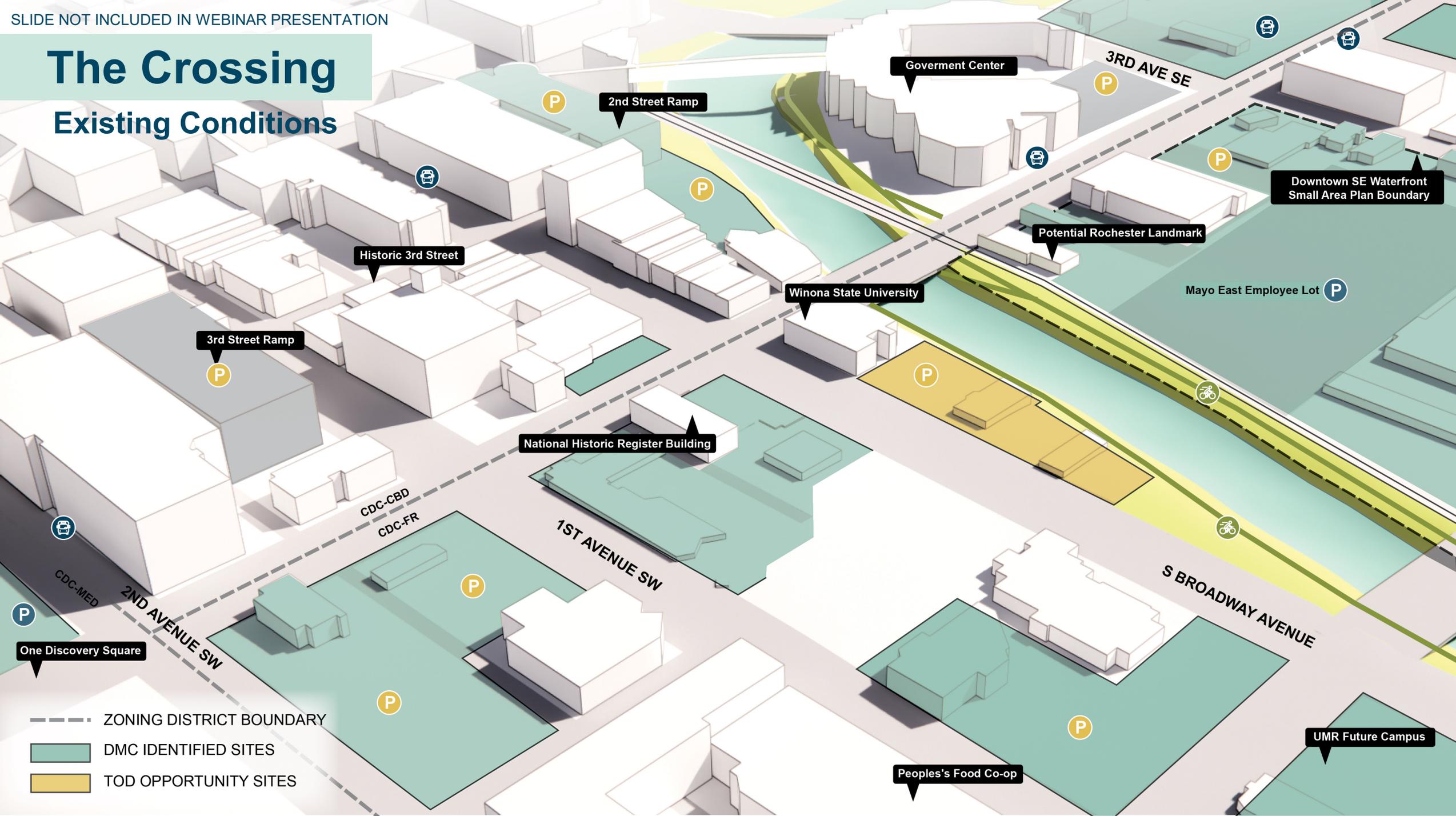


**A GROWING CENTRAL
CITY**



The Crossing

Existing Conditions



Government Center

3RD AVE SE

2nd Street Ramp

Downtown SE Waterfront
Small Area Plan Boundary

Historic 3rd Street

Potential Rochester Landmark

Winona State University

Mayo East Employee Lot

3rd Street Ramp

National Historic Register Building

CDC-CBD
CDC-FR

1ST AVENUE SW

S BROADWAY AVENUE

One Discovery Square

- ZONING DISTRICT BOUNDARY
- DMC IDENTIFIED SITES
- TOD OPPORTUNITY SITES

Peoples's Food Co-op

UMR Future Campus

The Crossing

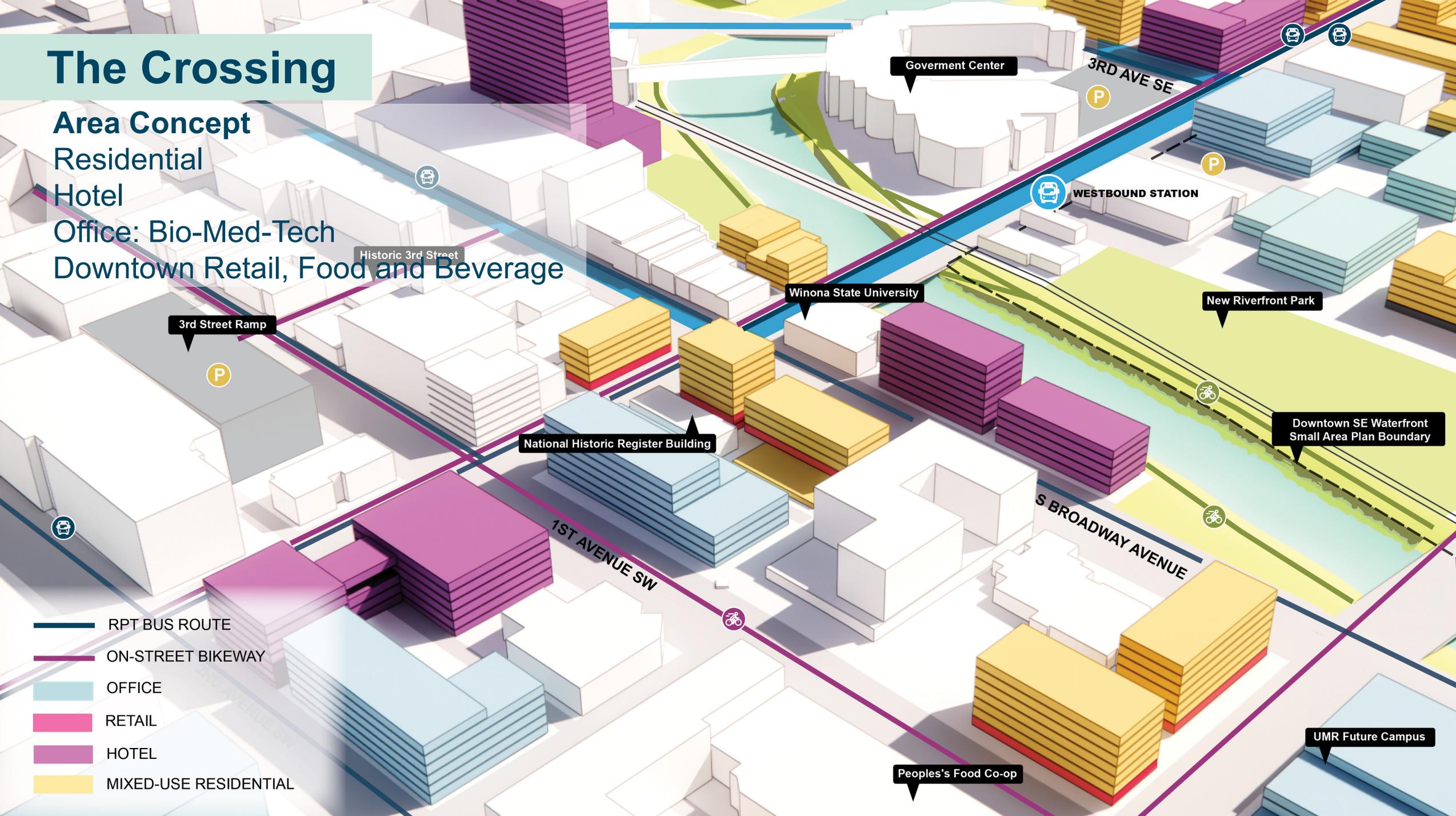
Area Concept

Residential

Hotel

Office: Bio-Med-Tech

Downtown Retail, Food and Beverage



Government Center

3RD AVE SE

P

P

WESTBOUND STATION

Historic 3rd Street

Winona State University

New Riverfront Park

3rd Street Ramp

P

National Historic Register Building

Downtown SE Waterfront
Small Area Plan Boundary

S BROADWAY AVENUE

1ST AVENUE SW

- RPT BUS ROUTE
- ON-STREET BIKEWAY
- OFFICE
- RETAIL
- HOTEL
- MIXED-USE RESIDENTIAL

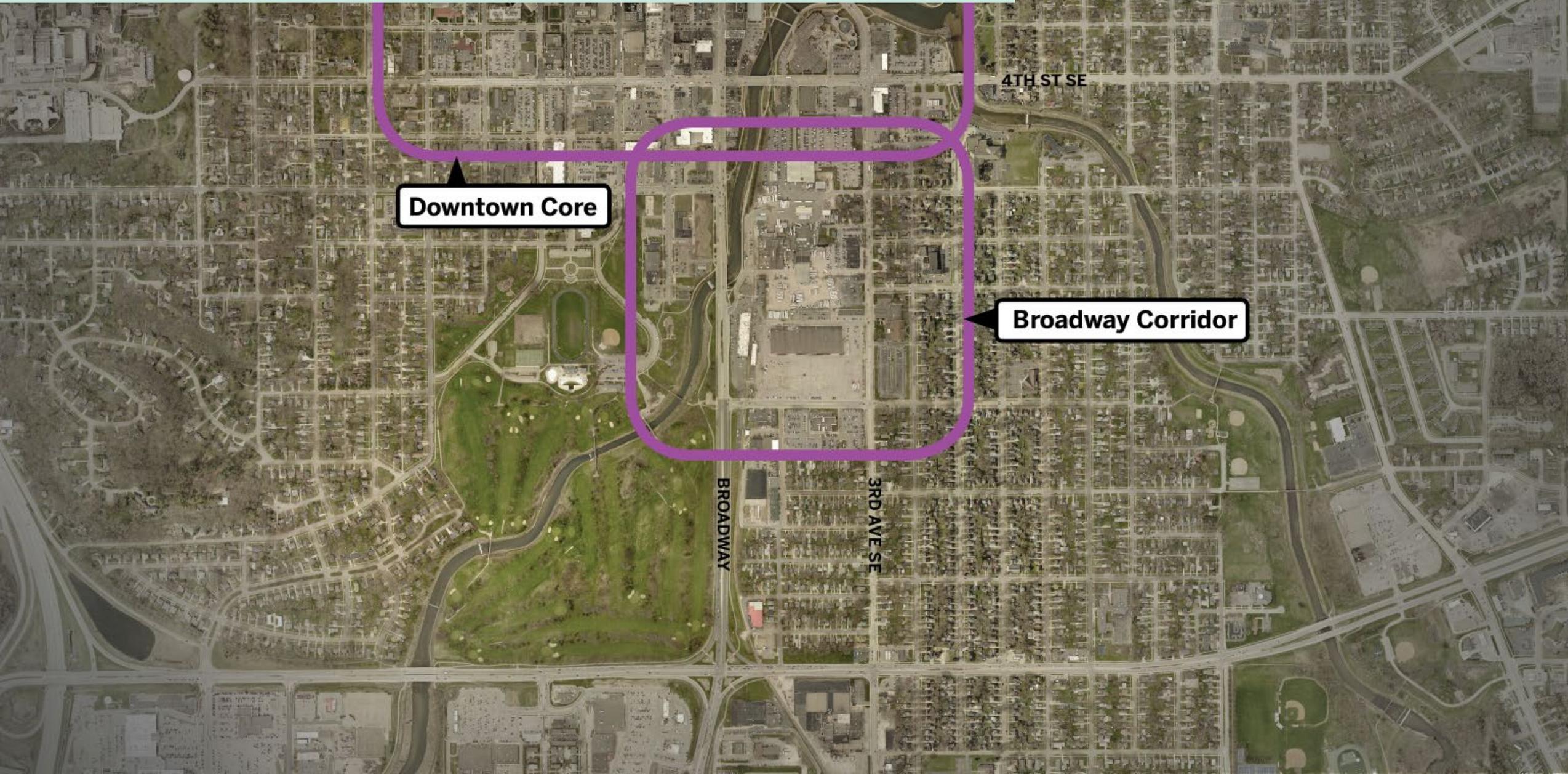
Peoples's Food Co-op

UMR Future Campus

05

**THE BROADWAY
CORRIDOR / DOWNTOWN
S.E. WATERFRONT**

The Broadway Corridor / S.E. Waterfront



Downtown Core

Broadway Corridor

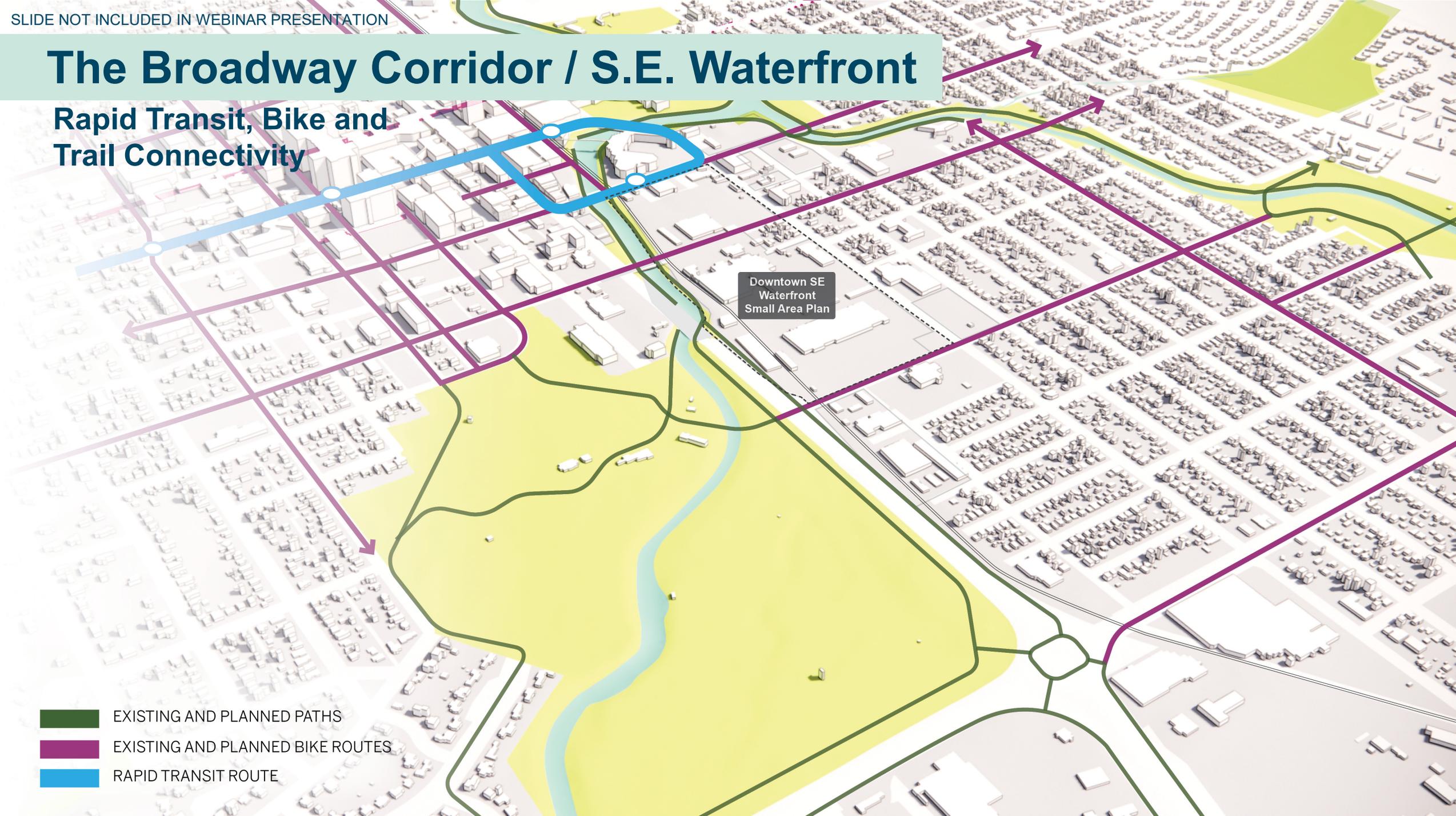
4TH ST SE

BROADWAY

3RD AVE SE

The Broadway Corridor / S.E. Waterfront

Rapid Transit, Bike and Trail Connectivity

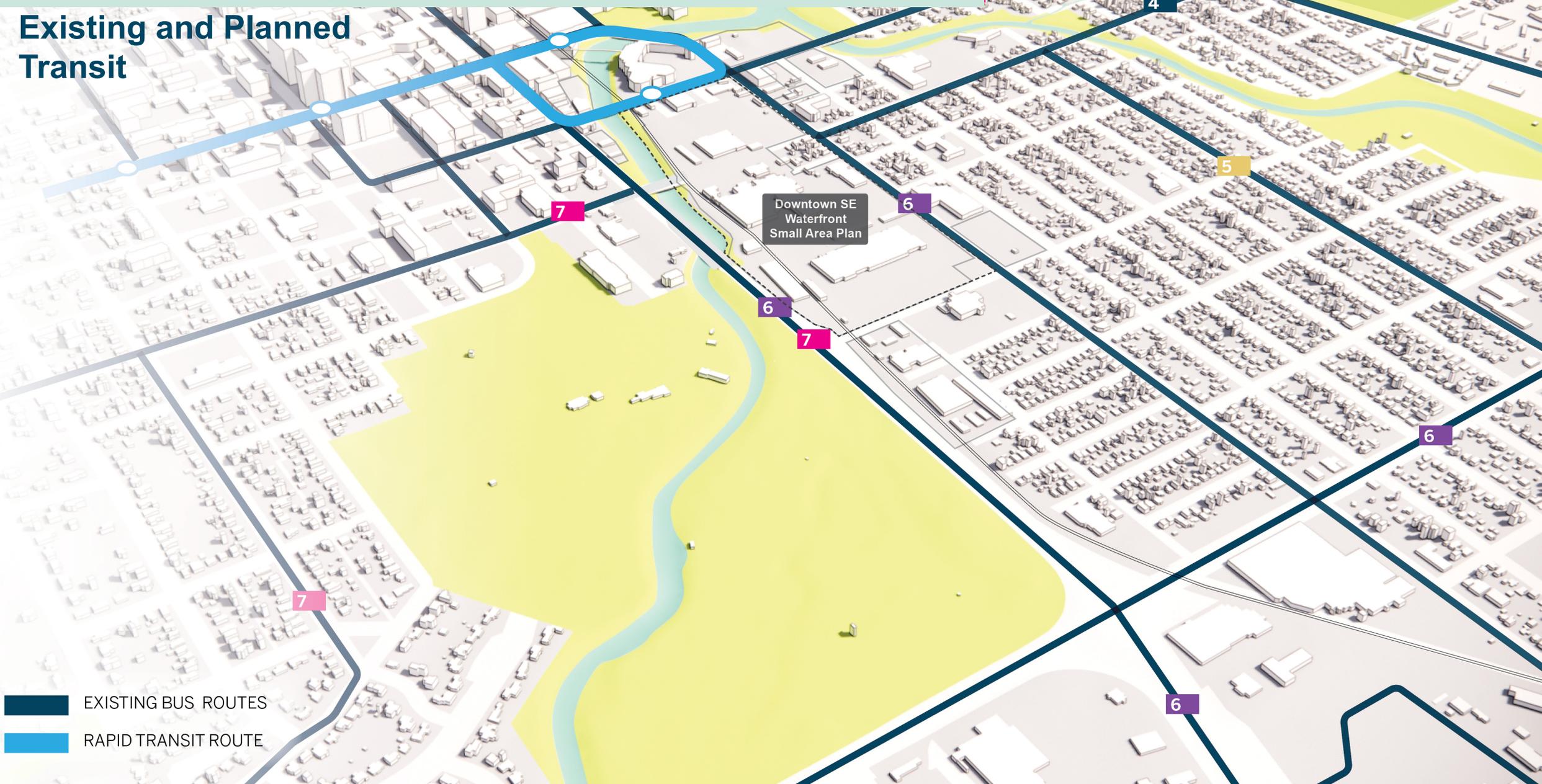


Downtown SE
Waterfront
Small Area Plan

-  EXISTING AND PLANNED PATHS
-  EXISTING AND PLANNED BIKE ROUTES
-  RAPID TRANSIT ROUTE

The Broadway Corridor / S.E. Waterfront

Existing and Planned Transit



-  EXISTING BUS ROUTES
-  RAPID TRANSIT ROUTE

The Broadway Corridor / Downtown S.E. Waterfront

Potential Growth Areas

Opportunity sites are locations with both nearer and long term potential. This includes vacant land, surface parking lots and older, low-density uses likely to see change in the next 20 years.

Downtown SE Waterfront Small Area Plan

Potential Future Development

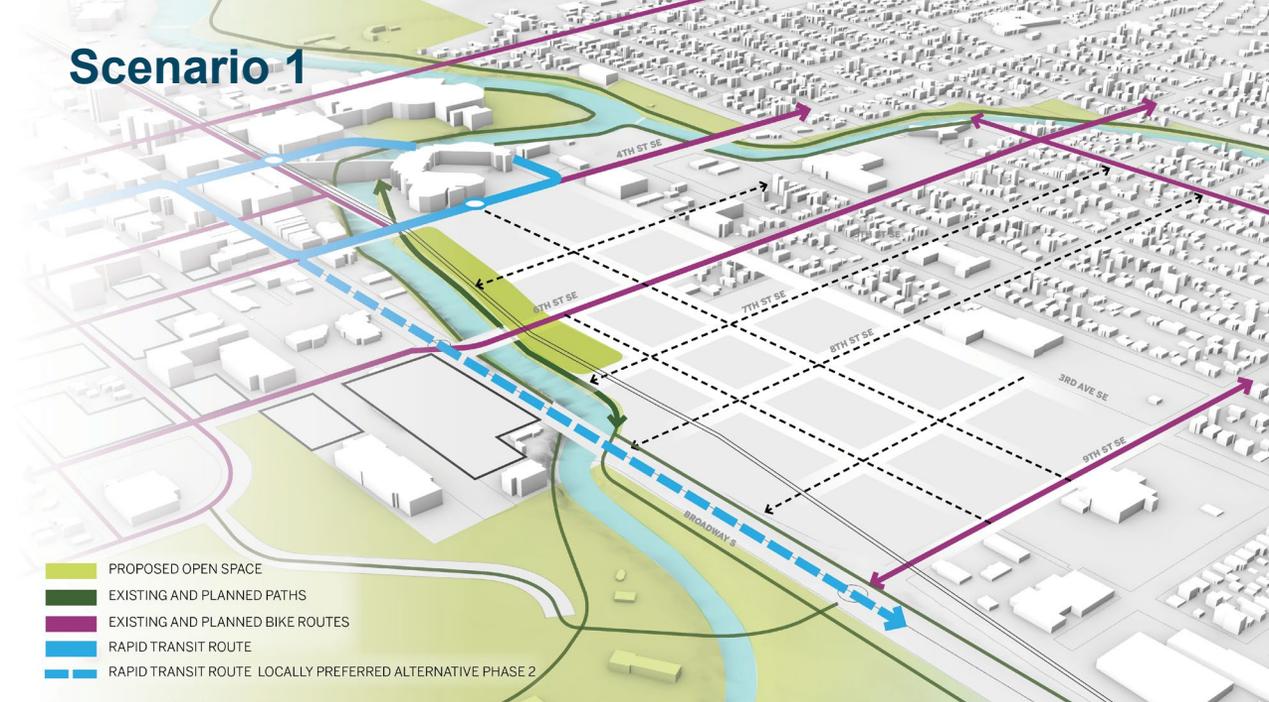
Low Density Sites: 53 Acres
Surface Parking: 27 Acres
Vacant Land: 2 Acres
Total: 82 Acres

 RAPID TRANSIT ROUTE

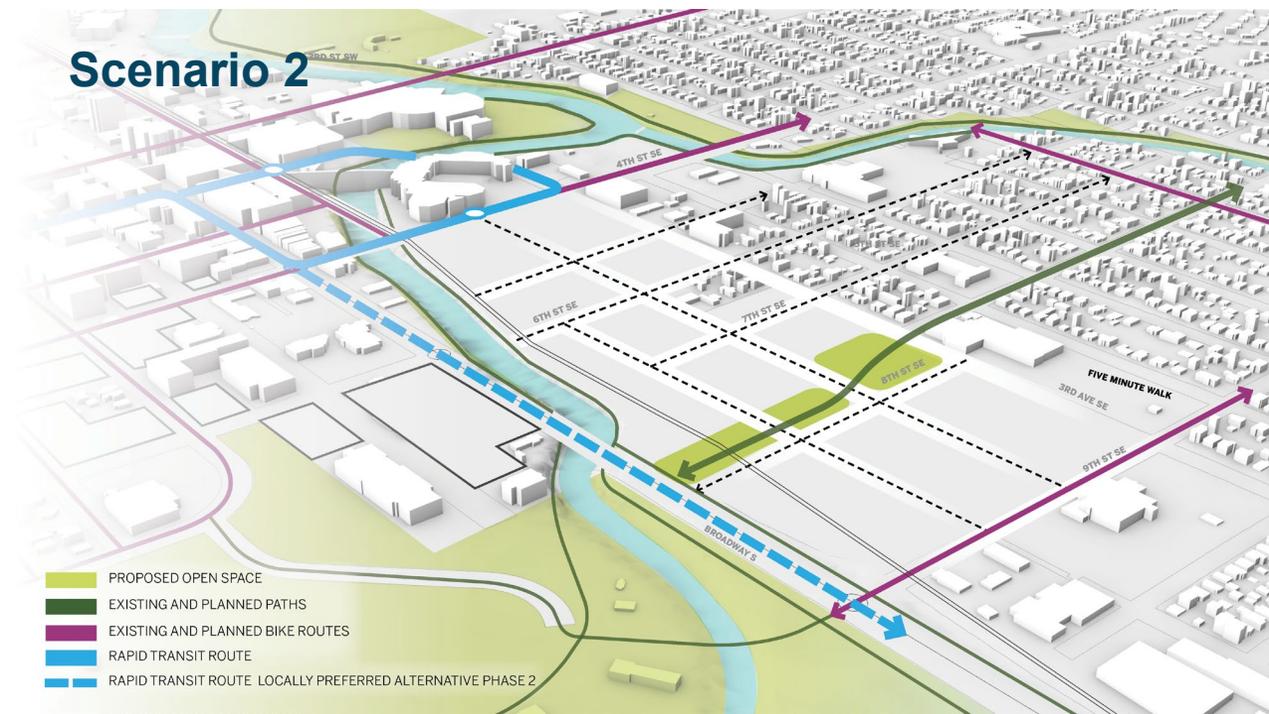
Objectives

- New Street Framework South of 4th Street
- Integration with Neighborhood Street Grid
- Bike Connections to Surrounding Neighborhoods
- Enhanced crossing across the Zumbro River
- A New Neighborhood Park / Multi-Use Open Space
- Enhanced River-Corridor
- New Connections to Soldier Field
- New High Quality, Walkable Streets
- A Network of Smaller Open Spaces Close to Home
- Sustainable Streetscape and Landscape
- Incorporation of Public Art
- Incorporation of Legacy Industrial Features

Scenario 1



Scenario 2



Creating Great Streets



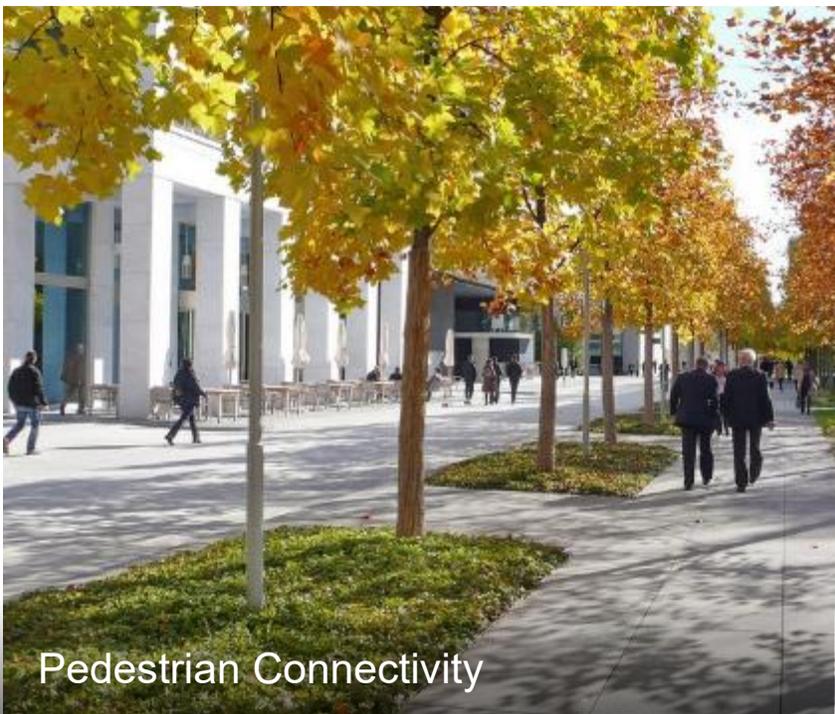
Transit, Cars, Pedestrians



Bikes and Pedestrians



Activated Edges



Pedestrian Connectivity



Multi-Modal



Active ground floors

A Riverfront Park for Rochester



Calgary East Village Riverwalk



Cincinnati Riverwalk



Cumberland Park Nashville



Chicago Riverwalk

Larger Public Spaces – Multi use



Flexible structures



Pop ups



All-season spaces



Engage artists



Health and wellbeing



Engage the community

Smaller Public Spaces



Townhome Scale to Transition to Neighborhoods



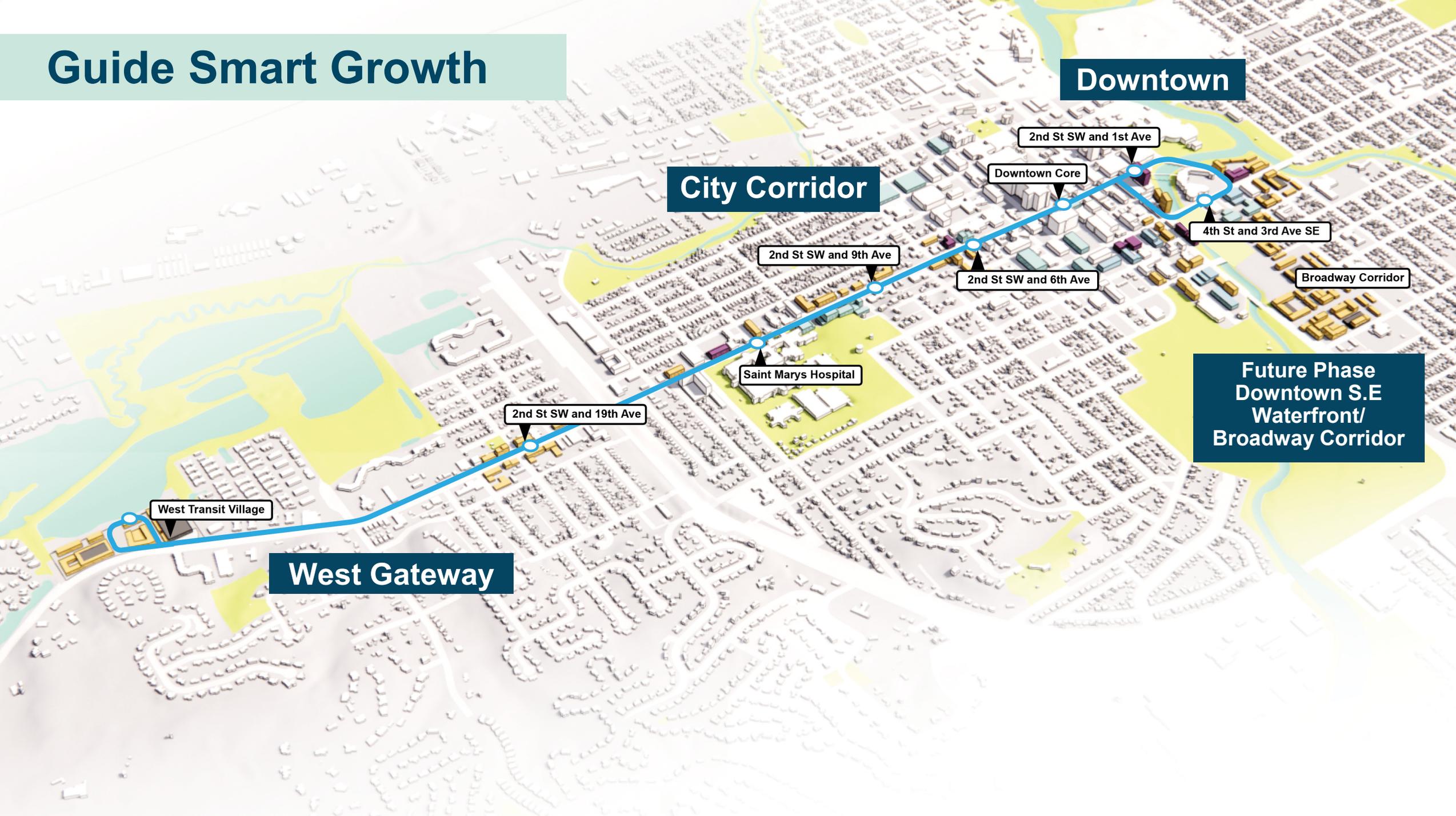
5-8 Story TOD Station Area Scale



C

ENGAGEMENT AND FEEDBACK

Guide Smart Growth



Downtown

City Corridor

West Gateway

**Future Phase
Downtown S.E
Waterfront/
Broadway Corridor**

West Transit Village

2nd St SW and 19th Ave

Saint Marys Hospital

2nd St SW and 9th Ave

2nd St SW and 6th Ave

Downtown Core

2nd St SW and 1st Ave

4th St and 3rd Ave SE

Broadway Corridor

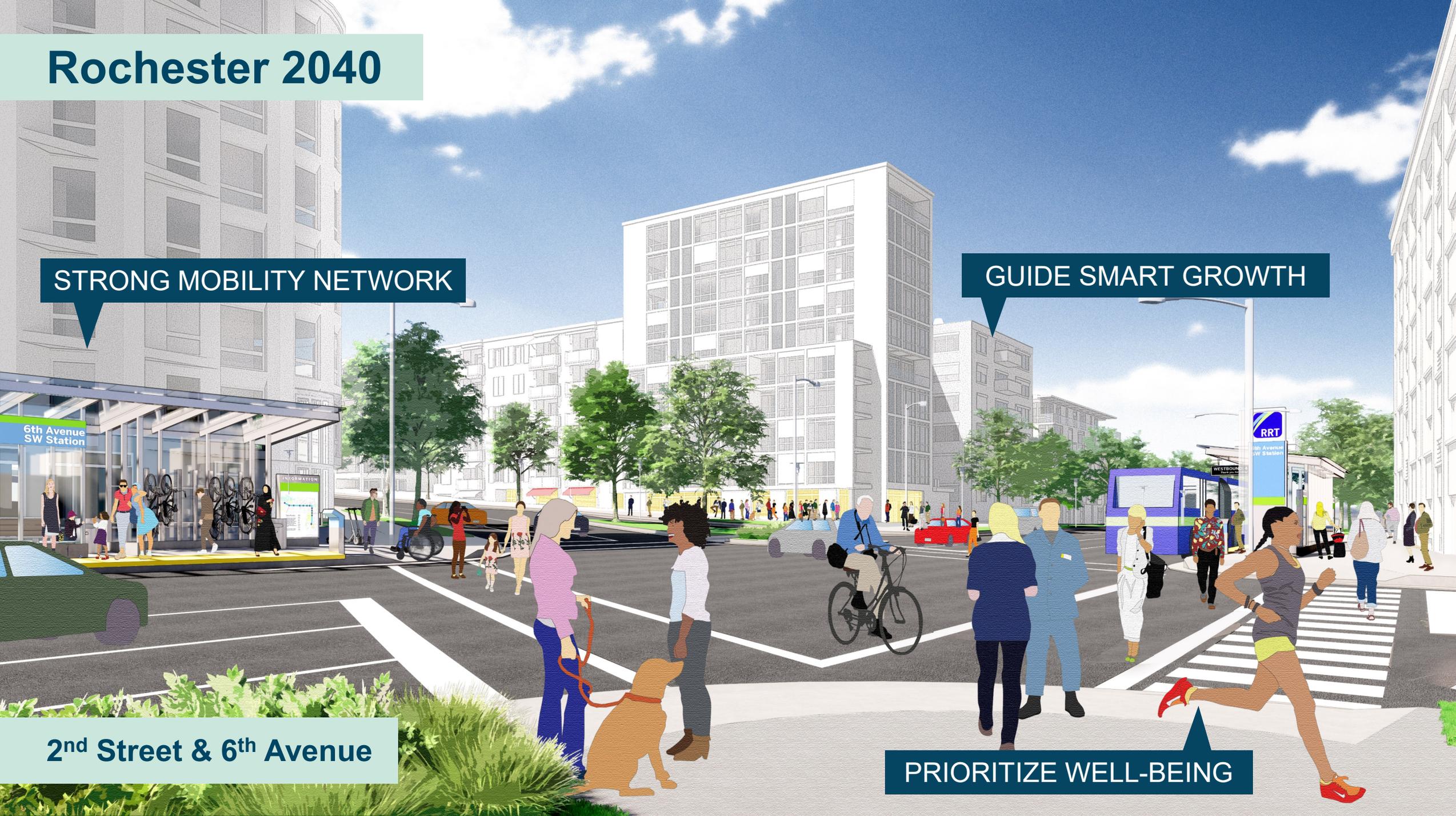
Rochester 2040

STRONG MOBILITY NETWORK

GUIDE SMART GROWTH

2nd Street & 6th Avenue

PRIORITIZE WELL-BEING



Engagement and Feedback

Engagement: Learning More!

Webinars

- Tuesday, June 16 from 6 p.m. to 7 p.m.
- Tuesday, June 23 from 12 p.m. to 1 p.m.

City of Rochester project webpage:

<https://www.rochestermn.gov/rochestertod>

- Background on the rapid transit proposal and future steps
- Station Area Plans PDF
- Send us an email at: rapidtransit@rochestermn.gov
- Leave us a voicemail: [507-328-2025](tel:507-328-2025)