

2023

FIVE-YEAR *PLAN UPDATE*

MAYO CLINIC

Rochester, Minnesota

**MEDICAL INSTITUTIONAL CAMPUS
SPECIAL DISTRICT**

**MAYO SUPPORT CAMPUS
SPECIAL DISTRICT**

B|W|B|R

**MAYO
CLINIC**



OCTOBER 27, 2023

TABLE OF CONTENTS

SECTION	DESCRIPTION	PAGE NO
	Introduction	04
01	Medical Institutional Campus Special District Sub-District Definitions and Boundaries Mayo Support Campus Special District	05
02	Mayo Property Ownership and Property Acreage	12
03	Building Square Footage	21
04	Mayo Clinic Employee Distribution	34
05	Campus Parking and Vehicular Circulation	36
06	Materials Handling and Distribution, Subways and Service Docks	51
07	Utility Infrastructure	56

TABLE OF CONTENTS

SECTION	DESCRIPTION	PAGE NO
08	Urban Green Space	59
09	Potential Projects <i>Central Sub-District and West Sub-District</i> <i>Mayo Support Campus Special District</i> <i>Outside the Medical Institutional and Special Districts</i>	65
10	Appendix <i>A. Glossary of Terms</i> <i>B. City Plat Block Numbers</i> <i>C. Building Address and Abbreviations</i> <i>D. Unified Development Code Excerpts</i> <i>E. Historical Zoning Codes Creating the Mayo Clinic Special Districts and Defining the Contents of This Report</i> <i>Zoning Ordinance #2726 (1991), #3669 (2004), #3534 (2003), #4052 (2011)</i>	75

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 intent 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.

New to this report is a column called “Estimated Future Expansion.” Data and information shown under this heading indicates the estimated change in values to the 2023 data based on significant projects currently under construction or planning, but not complete as of March 31, 2023. This includes projects in preliminary planning, announced as “Bold. Forward. Unbound. In Rochester.” These values are estimated changes to the 2023 column.

Planning initiatives considered in the preparation of the 2023 Five-Year Plan Update include:

- Destination Medical Center (DMC) 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
- City of Rochester Unified Development Code

*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.

SECTION

01

MEDICAL INSTITUTIONAL CAMPUS SPECIAL DISTRICT

*SUB-DISTRICT DEFINITIONS
AND BOUNDARIES*

*MAYO SUPPORT CAMPUS
SPECIAL DISTRICT*

1.0 MEDICAL INSTITUTIONAL CAMPUS SPECIAL DISTRICT

SUB-DISTRICT DEFINITIONS AND BOUNDARIES

MAYO SUPPORT CAMPUS SPECIAL DISTRICT

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

1. Primary Medical Institutional
2. Transition
3. Mayo Support Campus
4. 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.

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 11.

DISTRICT DESCRIPTIONS

The functional areas related to the Special Districts 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.

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 8 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 35 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 this update.

CENTRAL SUB-DISTRICT

The Central Sub-District was expanded westward in the 2011 Five-Year Update to include properties on both sides of 2nd Street SW, the former Lourdes High School building on West Center Street, and the blocks between 5th and 6th Avenues NW extending north to Civic Center Drive. The current Central Sub-District boundaries are shown on page 9. 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.

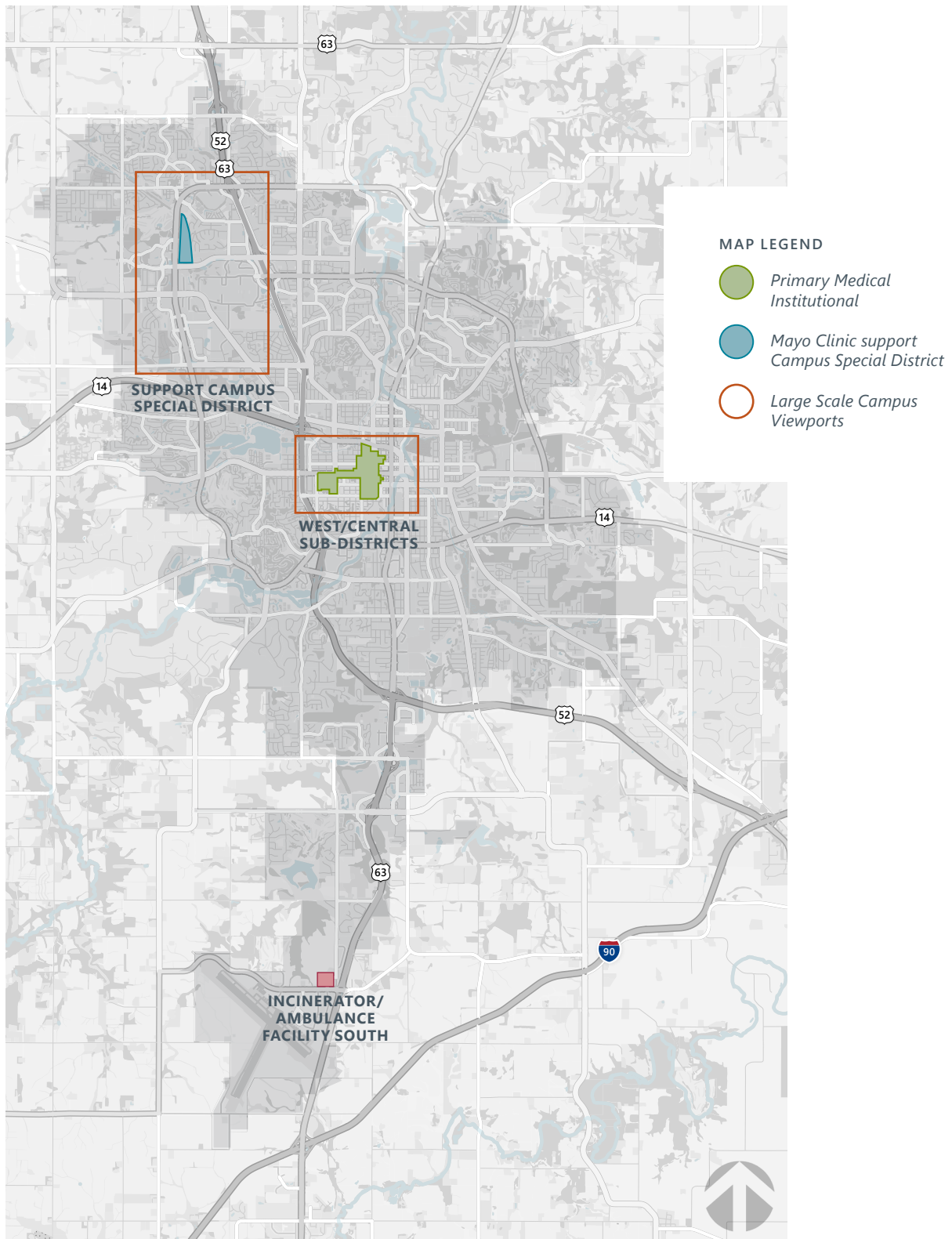
WEST SUB-DISTRICT

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

Page 10 shows the relationship between these sub-districts and current zoning and property ownership.

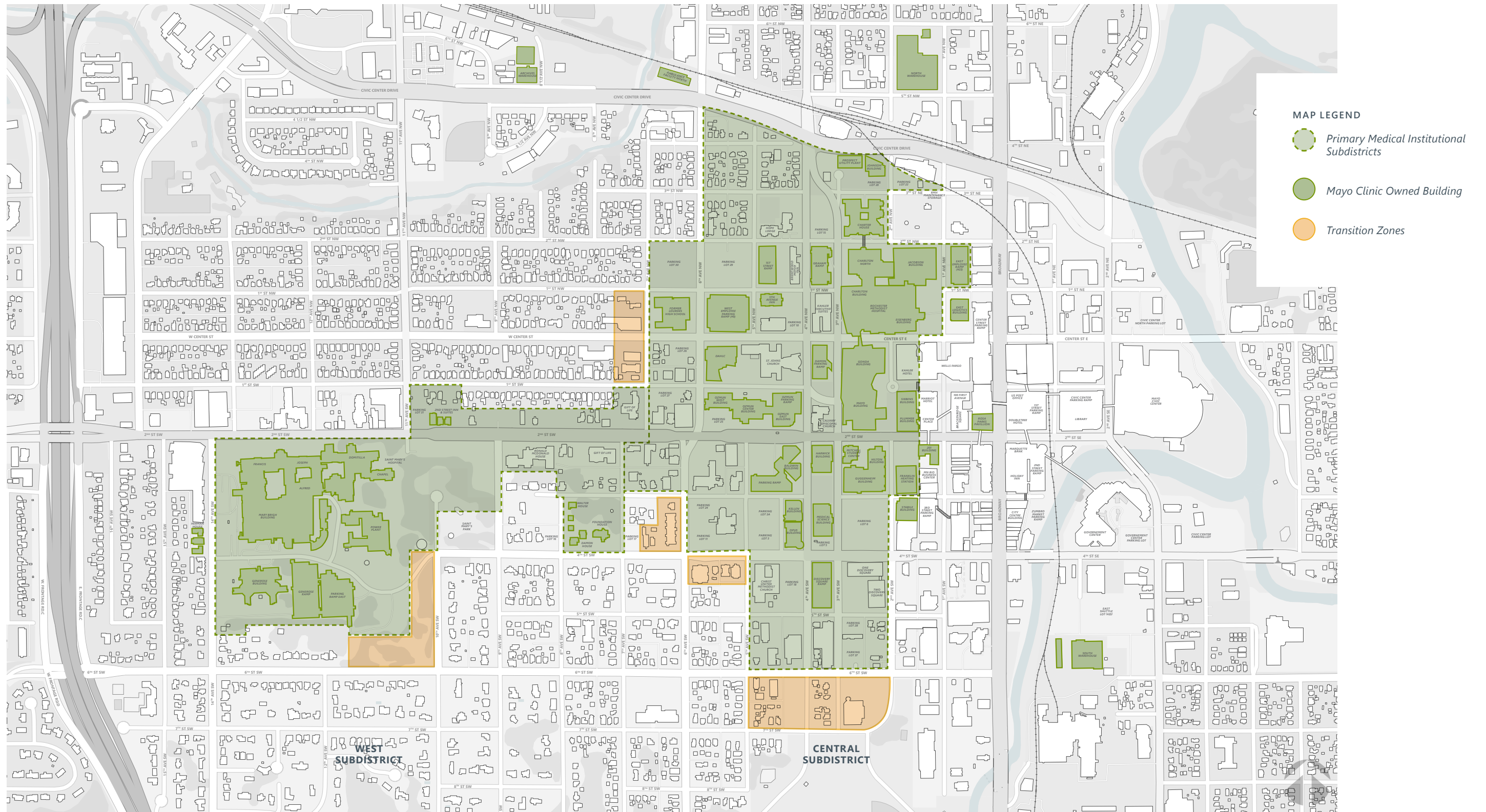
MAYO CAMPUS OVERVIEW

CITY OF ROCHESTER | Olmsted County, Minnesota

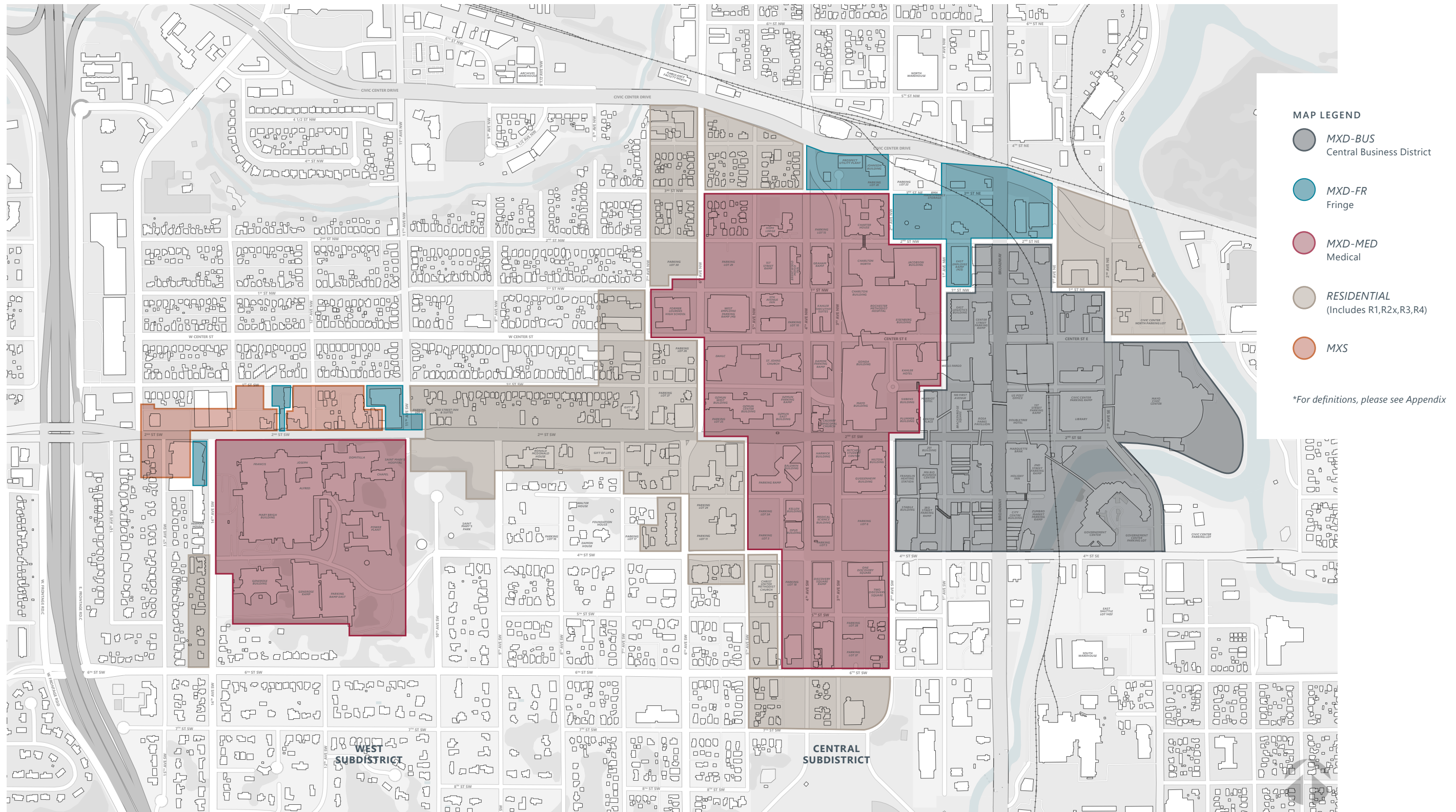


SUBDISTRICT EXISTING BOUNDARIES

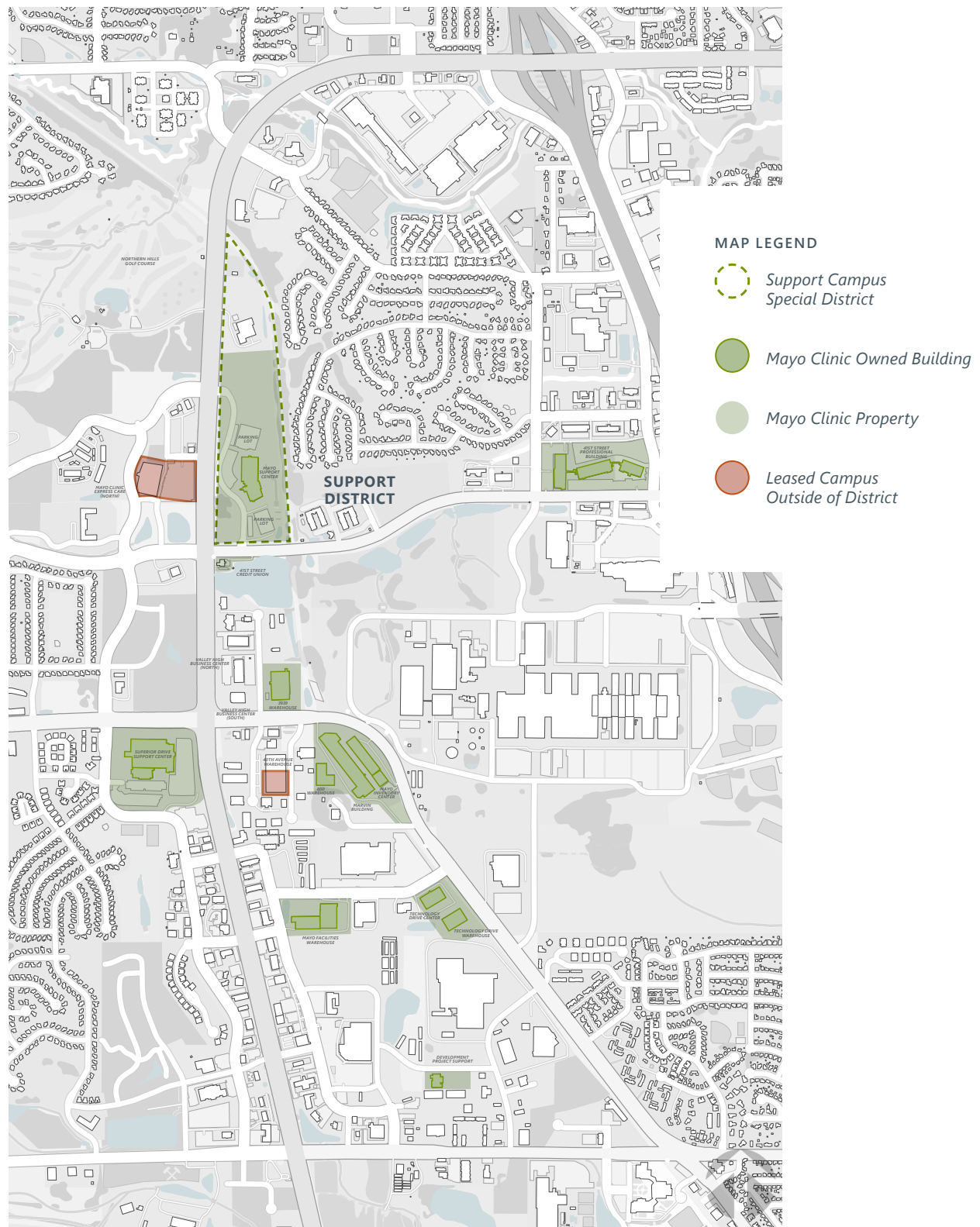
CENTRAL & WEST SUBDISTRICT



CENTRAL & WEST SUBDISTRICT ZONING



SUPPORT CAMPUS SPECIAL DISTRICT BOUNDARIES



SECTION

02

MAYO PROPERTY OWNERSHIP & PROPERTY ACREAGE

2.0 MAYO PROPERTY OWNERSHIP & 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 March 31, 2023, unless otherwise noted, and is summarized on this page.

SPECIAL DISTRICT AREA

PRIMARY MEDICAL INSTITUTIONAL DISTRICTS	3/31/2023
Central Sub-District	57.81 acres
West Sub-District	54.90 acres
Total	112.71 acres

MAYO SUPPORT CAMPUS SPECIAL DISTRICT	3/31/2023
Mayo Support Center	43.20 acres
Total	43.20 acres

NON-CONTIGUOUS SUPPORT AREA

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

	3/31/2023
Out of District	373.21 acres
Total	373.21 acres

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

	TOTAL AREA (ACRES)
LOT	3/31/2023
Central Sub-District Area Total	57.81 acres
West Sub-District Area Total	54.90 acres
Mayo Special Sub-District Area Total	43.20 acres
Outside District Area Total	373.21 acres
Mayo Rochester Acreage Total	529.12 acres

PROPERTY AREA SUMMARY (as of 1/1/2021)

CENTRAL SUB-DISTRICT (DOWNTOWN CAMPUS)

LOT	TOTAL AREA (ACRES)
	3/31/2023
Baldwin Building/Parking Ramp	2.63
Charlton/Eisenberg/Charlton North/Jacobson	9.18
Charter House	1.75
Dan Abraham Healthy Living Center	1.36
Damon Patient-Visitor Parking Ramp/Statuary Park	1.36
Discovery Ramp	1.06
Discovery Square	2.27
Employee East Parking Ramp	0.79
Employee West Parking Ramp	1.79
Franklin Station/Parking Lot 19	0.80
Graham Parking Ramp	0.86
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
Johnson Building/Prospect Utility Plant/Parking Lots 20, 22	2.75
Former Lourdes Building	1.81
Opus/Kellen Building/Parking Lots 3 and 3A	2.66
Ozmun Parking Ramp/Ozmun East/Center/West Buildings	4.11
Plummer/Siebens Buildings (including vacated street)	1.47
Parking Lot 6	2.27
Parking Lot 10	0.52
Parking Lot 11	1.13
Parking Lot 15 and North Outlot	1.02
Parking Lot 28	0.30
Parking Lot 26	0.49
Parking Lot 29	1.81
Parking Lot 30	1.70
1st Street Ramp	0.93
5th Avenue Inn and Parking Lots	0.64
Central Subtotal	57.81

PROPERTY AREA SUMMARY (AS OF 1/1/2021)

WEST SUB-DISTRICT

	TOTAL AREA (ACRES)
LOT	3/31/2023
Gift of Life Transplant House (North)	1.09
Gift of Life Transplant House (South)	1.35
2nd Street Inn and Suites / Parking Lot 31	1.96
Ronald McDonald House	1.38
Mayo Hospital Saint Marys Campus	42.52
Foundation House / Walters Houses / Damon House	2.71
Parking Lot 32	0.99
Parking Lot 33	2.89
West Subtotal	54.90

MAYO SUPPORT CAMPUS SPECIAL DISTRICT (NORTHWEST CAMPUS)

	TOTAL AREA (ACRES)
LOT	3/31/2023
Mayo Support Center	43.20
MSC Subtotal	43.20
MAYO SPECIAL DISTRICT ACREAGE TOTAL	155.91

PROPERTY AREA SUMMARY (as of 1/1/2021)

OUTSIDE DISTRICT (MAYO-OWNED)

LOT	TOTAL AREA (ACRES)
	3/31/2023
Archive Warehouse	1.12
Mayo Logistics Facility East	0.79
Development Project Support Facility	3.24
East Shuttle Lot 35/South Warehouse	9.60
Facilities Warehouse	7.86
Forty First Street Buildings	19.63
Ambulance Facility North	0.85
Incinerator/Ambulance Facility South	28.07
Institute Hills Farm	187.16
Herman House	0.56
Mayo Family Clinic NE	9.70
Mayowood	11.71
Mayo Hospital Saint Marys Campus (Transition Zone)	5.56
Mayo Inventory Center	8.63
North Warehouse	2.85
Parking Lot 16 (Foundation House West)	0.19
Parking Lot 17 (Foundation House East)	0.36
Franklin Warehouse	0.83
Rosa Parks Pavilion	0.26
Stabile Building	0.46
Superior Drive Support Center	27.90
201 Building	0.45
Technology Drive Center	4.26
Technology Drive Warehouse	3.27

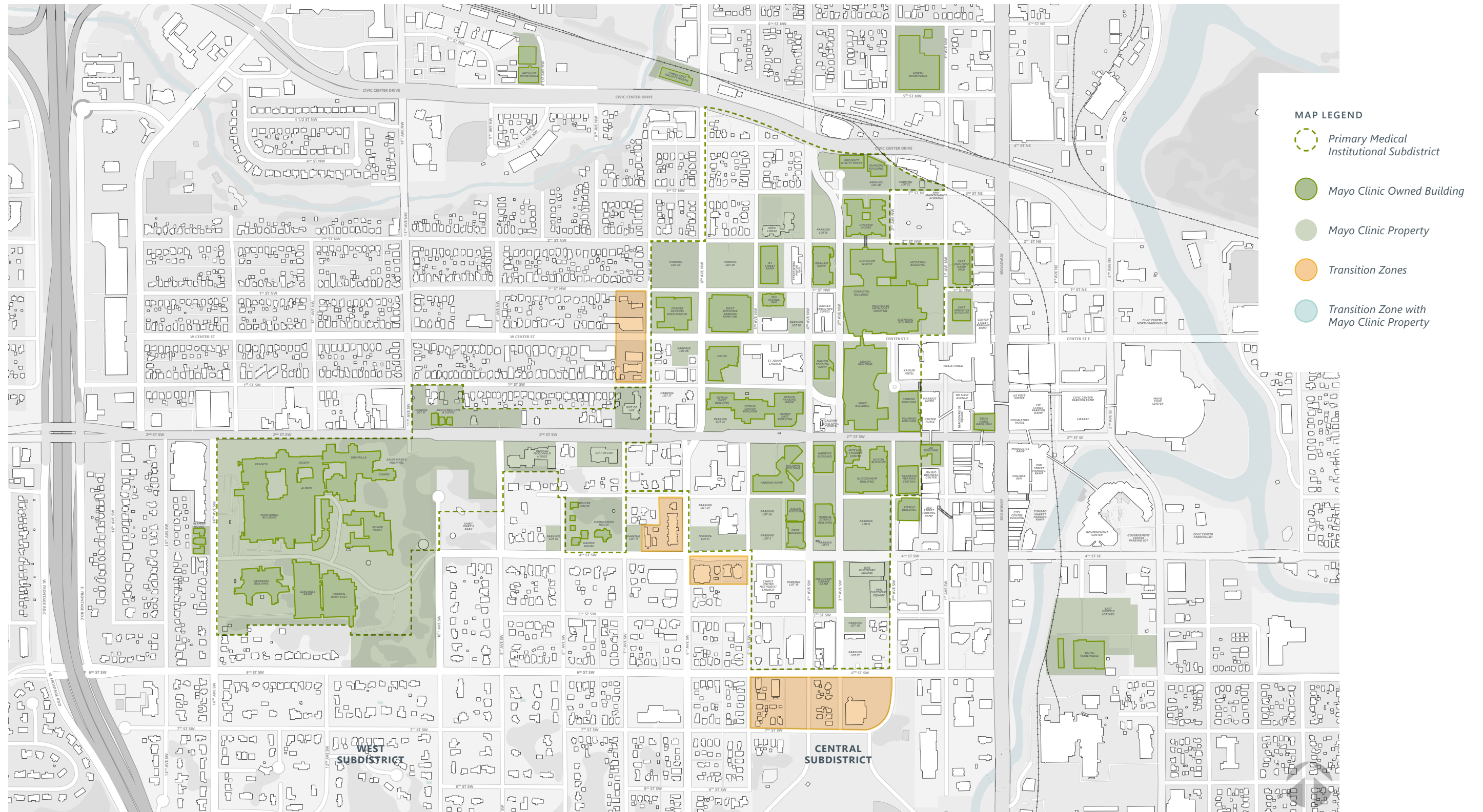
PROPERTY AREA SUMMARY (as of 1/1/2021)

OUTSIDE DISTRICT (MAYO-OWNED) (CONT.)

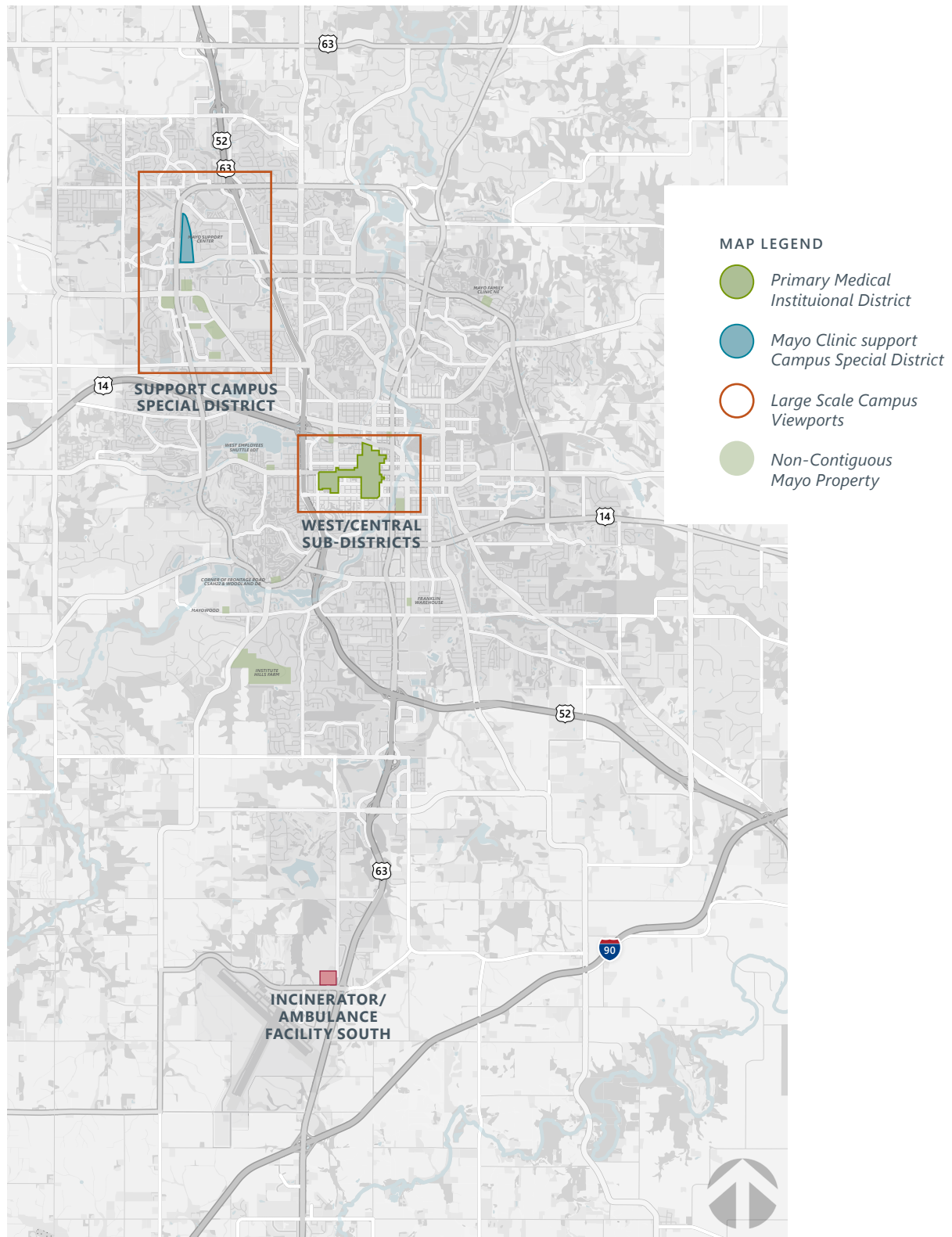
		TOTAL AREA (ACRES)
LOT		3/31/2023
West Employee Lot 36		14.11
Warehouse 600		0.74
Warehouse 3939		0.74
Warehouse 2915 (Marvin Building)		7.65
Corner of Frontage Road CSAH 22 & Woodland Drive		6.78
Mayo-Owned Outside Subtotal		373.21
OUTSIDE DISTRICT ACREAGE TOTAL		373.21

MAYO CLINIC PROPERTY OWNERSHIP

CENTRAL & WEST SUBDISTRICT



PROPERTY OWNERSHIP



SECTION

03

BUILDING
SQUARE FOOTAGE

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 West Sub-Districts and the Mayo Support Campus Special District. All data is current as of March 31, 2023.

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 that the “Floor Area Ratio” (FAR) calculation for the Central Sub-District – Downtown Campus on page 23 includes total for One Discovery Square (Mayo & non-Mayo leased square footage, as of this report).

FLOOR AREA RATIO

CENTRAL SUB-DISTRICT (DOWNTOWN CAMPUS)

MAXIMUM FLOOR AREA RATIO (F.A.R.) ALLOWABLE - 6.0	Q1 2023	ESTIMATED FUTURE TOTAL
Total Area in Structure	10,626,682 SF	12,691,973 SF
Total Parking Structure Area	- 2,741,280 SF	- 2,931,018 SF
** Total Building Area	** 7,885,402 SF	** 9,760,955 SF
Total Land Area	÷ 2,518,037 SF	÷ 2,518,037 SF
Actual FAR	3.13	3.88

WEST SUB-DISTRICT (SAINT MARYS CAMPUS)

MAXIMUM FLOOR AREA RATIO (F.A.R.) ALLOWABLE - 4.0	Q1 2023	ESTIMATED FUTURE TOTAL
Total Area in Structure	4,327,306 SF	4,318,468 SF
Total Parking Structure Area	- 932,742 SF	- 932,742 SF
**Total Building Area	3,394,564 SF	3,385,726 SF
Total Land Area	÷ 2,391,576 SF	÷ 2,391,576 SF
Actual FAR	1.42	1.42

MAYO SUPPORT CAMPUS SPECIAL DISTRICT

MAXIMUM FLOOR AREA RATIO (F.A.R.) ALLOWABLE - 0.5	Q1 2023
Total Area in Structure	316,023 SF
Total Parking Structure Area	- 0 SF
**Total Building Area	316,023 SF
Total Land Area	÷ 1,881,620 SF
Actual FAR	0.12

** Central Sub-District: Downtown Campus FAR calculation includes total area for One Discovery Square of 98,000 GSF and Two Discovery Square of 125,000 GSF, this includes non-Mayo & Mayo square footage area to calculate the maximum floor area ratio (FAR).

BUILDING SQUARE FOOTAGE SUMMARY (as of 3/31/2023)

CENTRAL SUB-DISTRICT (DOWNTOWN CAMPUS)

OWNED | (Non-Parking)

CODE	BUILDING	GROSS SQUARE FEET	
		2023	ESTIMATED FUTURE EXPANSION
AN	Andersen Building	--	120,000
BA	Baldwin Building	224,811	
CH	Charlton Building	304,545	
CN	Charlton North, MRI Building	70,195	
CR	Charter House	525,967	
DA	Dan Abraham Healthy Living Center	236,652	
EI	Eisenberg Building	814,984	
FI	5th Avenue Inn & Suites	39,405	(39,405)
FK	Franklin Heating Station	107,984	
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	
KB	Kellen Building	--	178,000
LS	Lourdes Building	120,802	(120,802)
MA	Mayo Building	1,094,798	
MI	Mitchel Student Center	25,500	
MS	Medical Sciences Building	163,901	
OC	Ozmun Center Building	104,224	(104,224)
OE	Ozmun East Building	78,716	(78,716)
OP	Opus Building	39,267	
OW	Ozmun West Building	53,900	(53,900)
PL	Plummer Building	259,944	
PR	Prospect Utility Plant	33,759	80,000
SI	Siebens Building	235,412	
US	Utility Tunnels & Subways	60,834	20,000
--	New Medical Building (Ozmun site)		1,250,000
--	New Medical Building (Damon site)		436,000

CENTRAL SUB-DISTRICT (DOWNTOWN CAMPUS) (CONT.)

OWNED | (Non-Parking)

CODE	BUILDING	GROSS SQUARE FEET	
		2023	ESTIMATED FUTURE EXPANSION
--	West Logistics Center		142,000
--	Bridges/Skyways to New Medical Buildings		46,600
Central Sub-District Subtotal		7,662,402	1,875,553

WEST SUB-DISTRICT (SAINT MARYS CAMPUS)

OWNED | (Non-Parking)

CODE	BUILDING	GROSS SQUARE FEET	
		2023	ESTIMATED FUTURE EXPANSION
AL	Alfred Building	211,161	
CD	Second St. Inn & Suites Center	2,547	(2,547)
CL	Chapel, Saint Marys Hospital	28,905	
CS	Second St. Inn & Suites East	2,541	(2,541)
CT	Convent, Saint Marys Hospital	40,691	
CW	Second St. Inn & Suites West	3,750	(3,750)
DH	Damon House	9,652	
DO	Domitilla Building	302,724	
FA	Foundation House Apartment	5,994	
FH	Foundation House	20,827	
FR	Francis Building	323,540	
GE	Generose Building	422,646	
JO	Joseph Building	280,621	
LY	Laundry Building	47,186	
MB	Mary Brigh Building	1,020,114	
MH	Marian Hall	62,449	
NT	Nasseff Tower	433,302	
OL	Old Marian Hall	45,505	
PP	Saint Marys Power Plant	109,684	
SG	Service Building	8,846	
WH	Walters House	6,867	
W1	Walters Rental House 1	2,506	
W2	Walters Rental House 2	2,506	
West Sub-District Subtotal		3,394,564	(8,838)

MAYO SUPPORT CAMPUS SPECIAL DISTRICT (NORTHWEST CAMPUS)

OWNED | (Non-Parking)

CODE	BUILDING	GROSS SQUARE FEET	
		2023	ESTIMATED FUTURE EXPANSION
SN	Mayo Support Center North	140,280	
SS	Mayo Support Center South	77,847	
Mayo Support Center Sub-District Total		218,127	
MAYO SPECIAL DISTRICT SQUARE FOOTAGE TOTAL		11,275,093	1,866,715

OUTSIDE OF DISTRICTS

OWNED | (Non-Parking)

CODE	BUILDING	GROSS SQUARE FEET	
		2023	ESTIMATED FUTURE EXPANSION
A1	Ambulance Facility North	17,009	
A2	Ambulance Facility South	12,042	
AW	Archive Warehouse	58,952	
CF	Center 41st St Professional	168,259	
DP	Development Project Support Facility	23,960	
F1	Franklin Warehouse	4,408	
FF	41st Street Professional Building	107,741	
FW	Facilities Warehouse	248,845	
HN	Herman Home North	6,595	
HS	Herman Home South	7,492	
HT	Herman Treatment Facility	6,887	
IC	Mayo Inventory Center	173,349	
IH	Institute Hills	61,662	
IN	Incinerator	42,445	
LE	Mayo Logistics Facility East	29,184	
MW	Mayowood	29,109	
NE	Mayo Family Clinic Northeast	51,635	
NO	North Warehouse	140,435	
PB	Rosa Parks Pavilion	113,769	
ST	Stabile Building	273,187	

OUTSIDE OF DISTRICTS (CONT.)

OWNED | (Non-Parking)

CODE	BUILDING	GROSS SQUARE FEET	
		2023	ESTIMATED FUTURE EXPANSION
SU	Superior Drive Support Center	298,219	
SW	South Warehouse	49,745	
TD	Technology Drive Center	41,877	
TH	3939 Warehouse	73,405	
TN	Marvin Building	380,557	
TO	201 Building	206,869	
TW	Technology Drive Warehouse	84,888	
WC	Wilson Cottage	8,048	
WE	West 41st St Professional	176,273	
WS	Warehouse 600	27,989	
Mayo-Owned Outside of District Subtotal		2,924,835	

ALL LOCATIONS

NON-OWNED (Leased) | (Non-Parking)

CODE	BUILDING	GROSS SQUARE FEET	
		2023	ESTIMATED FUTURE EXPANSION
AH	Assisi Heights	18,196	
BB	Minnesota Bio-Business Center	85,756	
BK	Brackenridge Building	39,578	
BL	Blakely Building	6,182	
CE	Centerplace Building	71,111	
FC	Fountain Centers - Rochester	3,091	
FT	4165 HWY 14 West	12,651	
HG	MCMT Fixed Wing Hangar Roch	10,481	
I8	IBM Building 208	18,001	
KA	Kahler Grand Hotel	101,090	
KE	Kersten Building	3,000	
KP	Rochester Marriot Hotel	3,919	
LC	Lanmark Center Building	46,065	
MX	Mayo Clinic Store Crossroads	18,377	

ALL LOCATIONS (CONT.)

NON-OWNED (Leased) | (Non-Parking)

CODE	BUILDING	GROSS SQUARE FEET	
		2023	ESTIMATED FUTURE EXPANSION
MY	Massey Building	23,520	(23,520)
N2	40th Avenue Warehouse	57,502	
NX	Mayo Clinic Express Care Northwest	1,218	
OG	1937 Building	23,013	
ON	109 Building	1,473	
OS	One Discovery Square	35,214	
Q4	RPS Alternative Learning Center	720	
SE	Mayo Family Clinic Southeast	22,013	
SF	Signature Flight Support	10,289	
SX	Mayo Clinic Express Care South	865	
TF	3551 Building	29,862	
TS	Discovery Square 2	--	19,146
V2	Valley High Business Center North	10,270	
VH	Valley High Business Center South	22,998	(22,998)
WF	Wells Fargo Center	47,515	
WI	Wilson House	8,051	
WT	Warehouse 2535	10,000	
Non-Owned (Leased) Subtotal		742,021	(27,372)
OUTSIDE DISTRICT SQUARE FOOTAGE TOTAL		3,666,856	(27,372)

PARKING STRUCTURES (Owned)

CENTRAL SUB-DISTRICT (DOWNTOWN CAMPUS)

OWNED | (Parking)

CODE	BUILDING	GROSS SQUARE FEET	
		2023	ESTIMATED FUTURE EXPANSION
BR	Baldwin Parking Ramp	232,538	
C1	Charter House Parking Ramp	63,544	
DR	Damon (Patient/Visitor) Parking Ramp	317,623	(317,623)
DS	Discovery Ramp	385,312	
FS	Employee First Street Ramp	265,455	
GP	Graham Parking Ramp	364,864	
OR	Ozmun Parking Ramp	191,639	(191,639)
RE	Employee East Parking Ramp (RMH)	218,670	
RW	Employee Ramp West (Downtown)	701,635	
--	North Parking Structure		399,000
--	South Parking Structure		300,000
Central Subtotal		2,741,280	189,738

WEST SUB-DISTRICT (SAINT MARYS CAMPUS)

OWNED | (Parking)

CODE	BUILDING	GROSS SQUARE FEET	
		2023	ESTIMATED FUTURE EXPANSION
ER	SMH East Employee Ramp	377,286	
VR	Mary Brigh Parking Ramp	189,345	
WR	Generose Parking Ramp	366,111	
West Subtotal		932,742	

MAYO SPECIAL DISTRICT SQUARE FOOTAGE TOTAL (PARKING)		3,342,239	
---	--	------------------	--

NON-OWNED (LEASED)

(Parking)

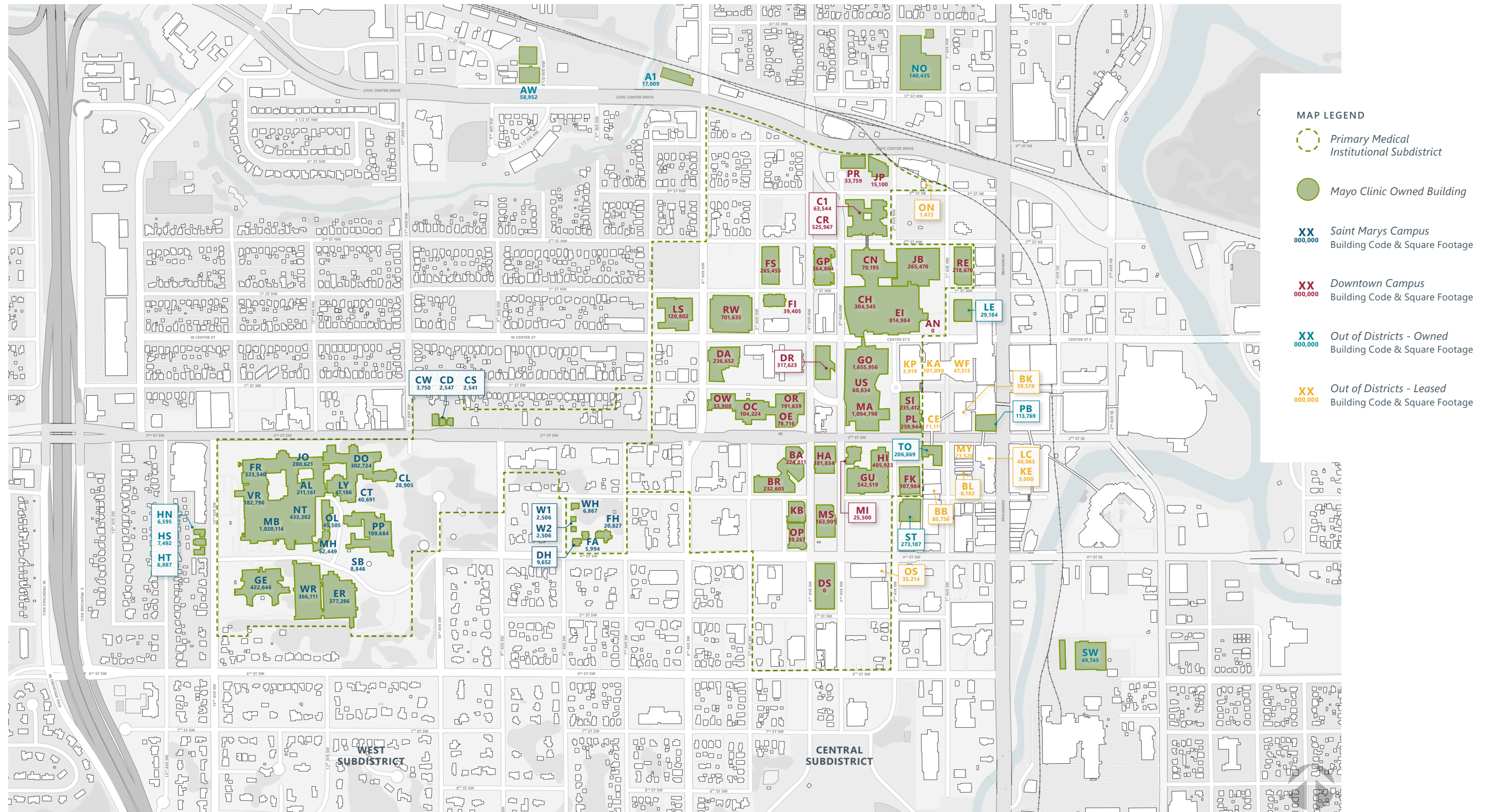
	GROSS SQUARE FEET		ESTIMATED FUTURE EXPANSION
	2023		
Non-Owned Leased Subtotal		0	
PARKING STRUCTURE SQUARE FOOTAGE TOTAL		3,674,022	189,738

SUMMARY TOTAL (Parking and Non-Parking)

DISTRICT TOTAL	TOTAL GROSS SQUARE FEET		ESTIMATED FUTURE EXPANSION
	2021	2023	
Central Sub-District Area Total	9,487,438	10,403,682	1,875,553
West Sub-District Area Total	4,273,431	4,327,306	(8,838)
Mayo Support Center Sub-District Area Total	218,127	218,127	
Outside District Area Total	3,032,249	3,666,856	(27,372)
MAYO ROCHESTER SQUARE FOOTAGE TOTAL	17,011,245	18,615,970	1,866,715

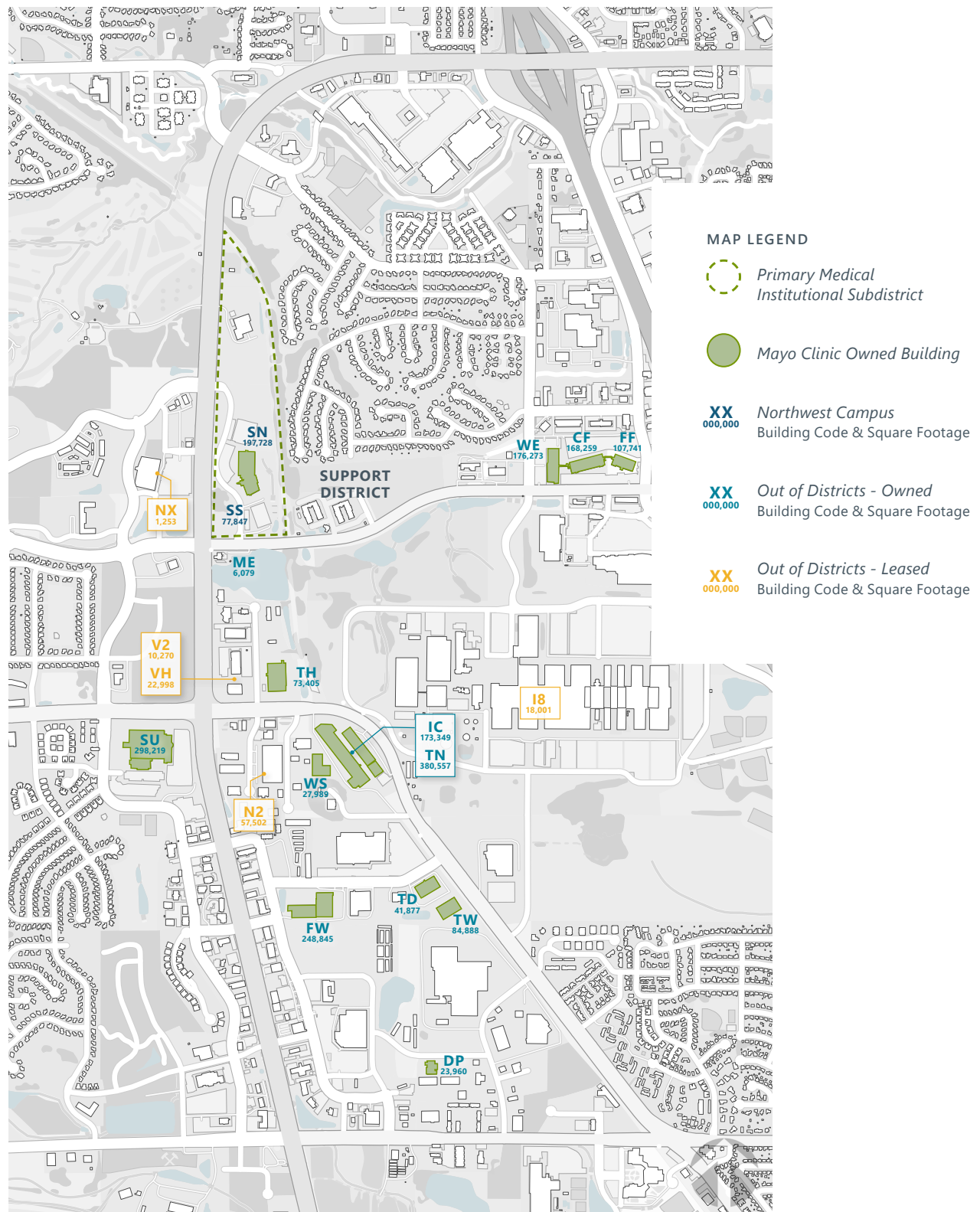
MAYO BUILDING AREA

CENTRAL & WEST SUBDISTRICT



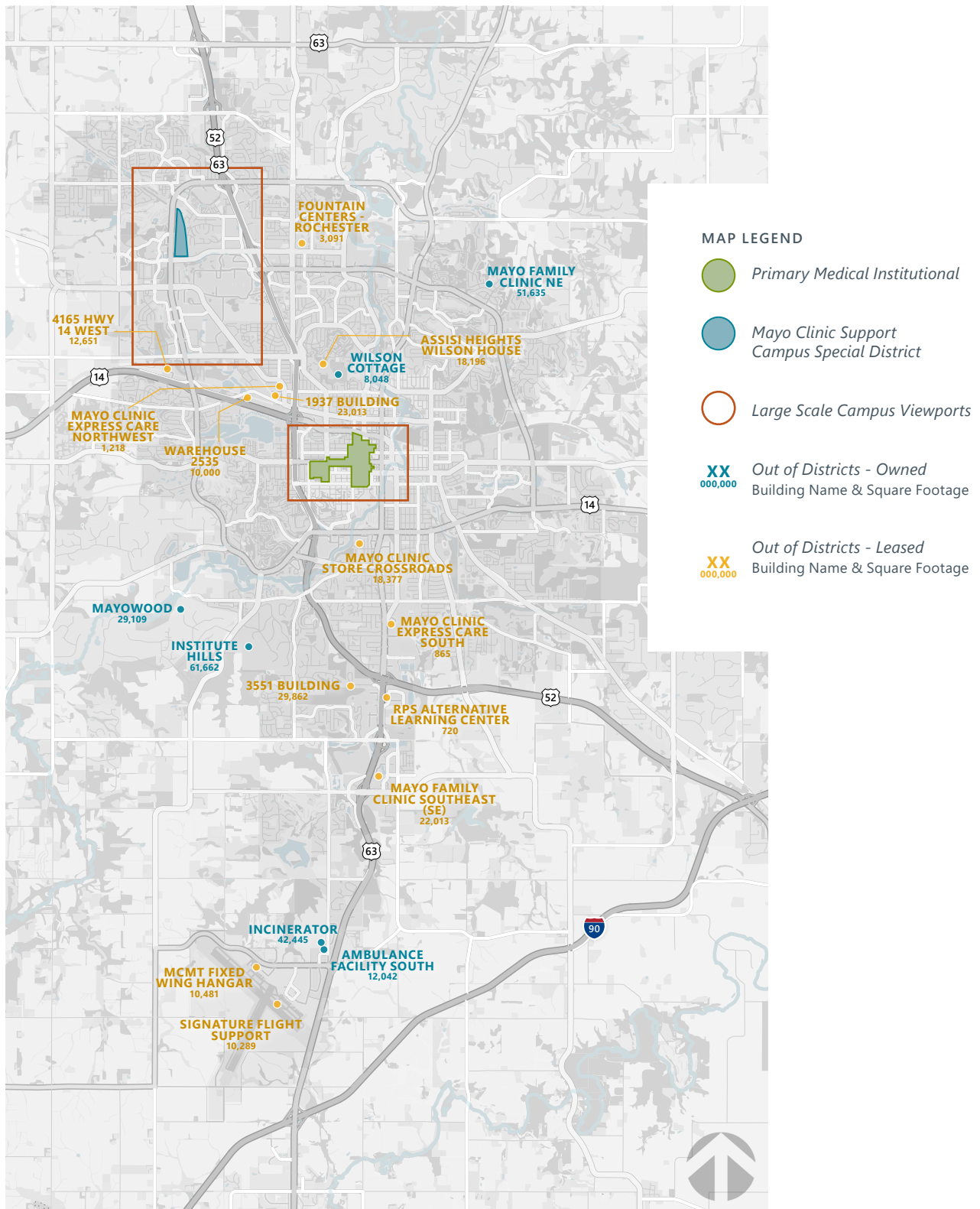
MAYO BUILDING AREA

SUPPORT CAMPUS SPECIAL DISTRICT



MAYO BUILDING AREA

CITY OF ROCHESTER | Olmsted County, Minnesota



SECTION

04

MAYO CLINIC
EMPLOYEE DISTRIBUTION

4.0 MAYO CLINIC EMPLOYEE DISTRIBUTION

The tables summarize Mayo Clinic's employee distribution by building as of March 31, 2023. 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. Values are rounded to 500.

EMPLOYEE SUMMARY

MAYO CLINIC ROCHESTER EMPLOYEE SUMMARY	1/1/2011	1/1/2016	1/1/2021	Q1 2023
Physicians (Consultants)	2,000	2,500	2,500	2,500
Residents/Fellows/Other	3,000	3,000	2,000	2,000
Allied Health	27,500	30,500	35,500	38,000
Total	32,500	36,000	40,000	42,500

PRIMARY LOCATION OF EMPLOYEES	1/1/2011	1/1/2016	1/1/2021	Q1 2023
Central Sub-District	16,500	18,500	19,000	18,500
West Sub-District	8,500	9,500	10,000	9,500
Support Campus District	1,000	1,000	1,500	1,500
Downtown - Outside of District	*	*	2,500	2,000
Outside of District	6,500	7,000	7,000	11,000
Total Employees	32,500	36,000	40,000	42,500

Total Employees by Work Status				
<i>Regular Employees</i>	32,500	35,500	38,500	40,500
<i>Temporary/Supplemental Employees</i>	1,000	1,500	1,500	2,000

*Included in Outside of District Employee Distribution total



SECTION

05

**CAMPUS PARKING &
VEHICULAR CIRCULATION**

5.0 CAMPUS PARKING & 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 March 31, 2023.

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 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 **2,137** spaces located in four parking ramps and two surface lots, including spaces for persons with disabilities.

The visitor/patient parking ramps on the Saint Marys Campus provide 970 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 16,655 staff, resident, and Allied Health employee parking spaces.

- Central Campus – 7,142
- West Campus – 2,060
- Mayo Support Campus – 1,393
- Outside Special Districts – 6,060 including fifteen off-site locations.

Future projects may request select street vacation. If this proceeds, it will be reviewed through the standard City of Rochester process.

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 free 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 950 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 6,800 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, RCTC parking lot, and Olmsted County Fairgrounds.
5. Mayo Clinic continues to encourage the use and creation of pedestrian and bike paths throughout Rochester.
6. Mayo Clinic continues to partner with the City of Rochester, DMC, and neighborhoods on the development of the Link Rapid Transit effort.

FUTURE PLANNING

Mayo Clinic is adding an estimated 675 future patient and visitor parking spots in the Central Medical Subdistrict. The newly completed Discovery Ramp added 1,128 parking spots for employees, with additional for contract parking for other Discovery Square tenants.

Mayo Clinic is working with the City of Rochester to better utilize mass transportation and reduce traffic congestion along the 2nd Street corridor. Link Rapid Transit (a City of Rochester project) will have rapid bus transit connecting the West employee shuttle lot and East Mayo employee shuttle lot to the Downtown and St Marys Campuses. Mayo is planning subway connections to a Link stop at each campus (St Marys and Downtown), and will increase the quantity of parking stalls in the West lots. This will help reduce the number of cars downtown. When Link is operational, it will replace the Intercampus shuttle, and East Employee and West Employee shuttles.

PATIENT | VISITOR PARKING CAPACITY SUMMARY (as of 3/31/2023)

CENTRAL SUB-DISTRICT (DOWNTOWN CAMPUS)

Patient | Visitor

CODE	PARKING RAMP	PARKING STALLS		ESTIMATED FUTURE EXPANSION
		2021	2023	
BR	Baldwin Parking Ramp 8	151	151	
CR	Charter House Parking Ramp	175	175	
DR	Damon Parking Ramp	789	789	(789)
GP	Graham Parking Ramp	918	918	
--	North Parking Structure			874
--	South Parking Structure			572
Patient Visitor Central Ramp Subtotal		2,033	2,033	657

CODE	PARKING LOT	PARKING STALLS		ESTIMATED FUTURE EXPANSION
		2021	2023	
3	Parking Lot 3 (used for Kellen construction)	0	0	
6	Parking Lot 6 (Valet Parking)	0	150	
10	Parking Lot 10	67	67	
19	Blood Bank	23	37	
Central Lot Subtotal		90	254	

CENTRAL DISTRICT PATIENT VISITOR PARKING TOTAL		2,123	2,287	657
---	--	--------------	--------------	------------

WEST SUB-DISTRICT (SAINT MARYS CAMPUS)

Patient | Visitor

CODE	PARKING RAMP	PARKING STALLS		ESTIMATED FUTURE EXPANSION
		2021	2023	
WR	Generose Parking Ramp	570	570	
VR	Mary Brigh Parking Ramp	340	340	
34	Generose Ramp - Valet Parking	0	31	
West Ramp Subtotal		910	941	

WEST SUB-DISTRICT (SAINT MARYS CAMPUS) (CONT.)

Patient | Visitor

CODE	PARKING LOT	PARKING STALLS		ESTIMATED FUTURE EXPANSION
		2021	2023	
	SMC ER Parking	29	29	
	SMC West Door Surface Lot	18	0	
	West Lot Subtotal	47	29	
WEST DISTRICT PATIENT VISITOR PARKING TOTAL		957	970	

OUTSIDE OF DISTRICT (MAYO OWNED OR LEASED)

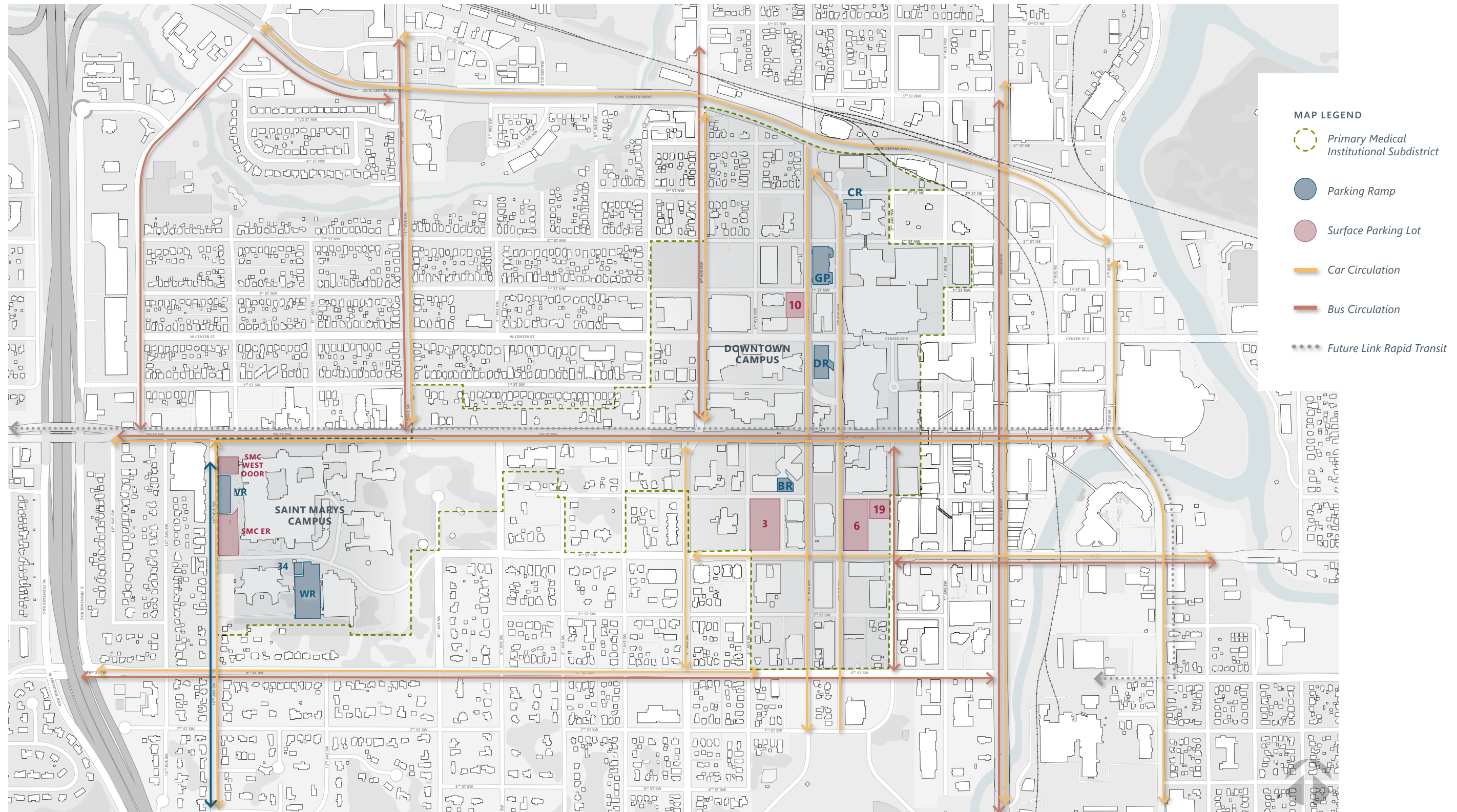
Patient | Visitor

CODE	PARKING LOT	PARKING STALLS		ESTIMATED FUTURE EXPANSION
		2021	2023	
NE	Mayo Family Clinic Northeast	123	123	
NW	Mayo Family Clinic Northwest	118	118	
SE	Mayo Family Clinic Southeast	161	161	
	Mayo Owned Subtotal	402	402	
OUTSIDE OF DISTRICT PATIENT VISITOR PARKING TOTAL		402	402	

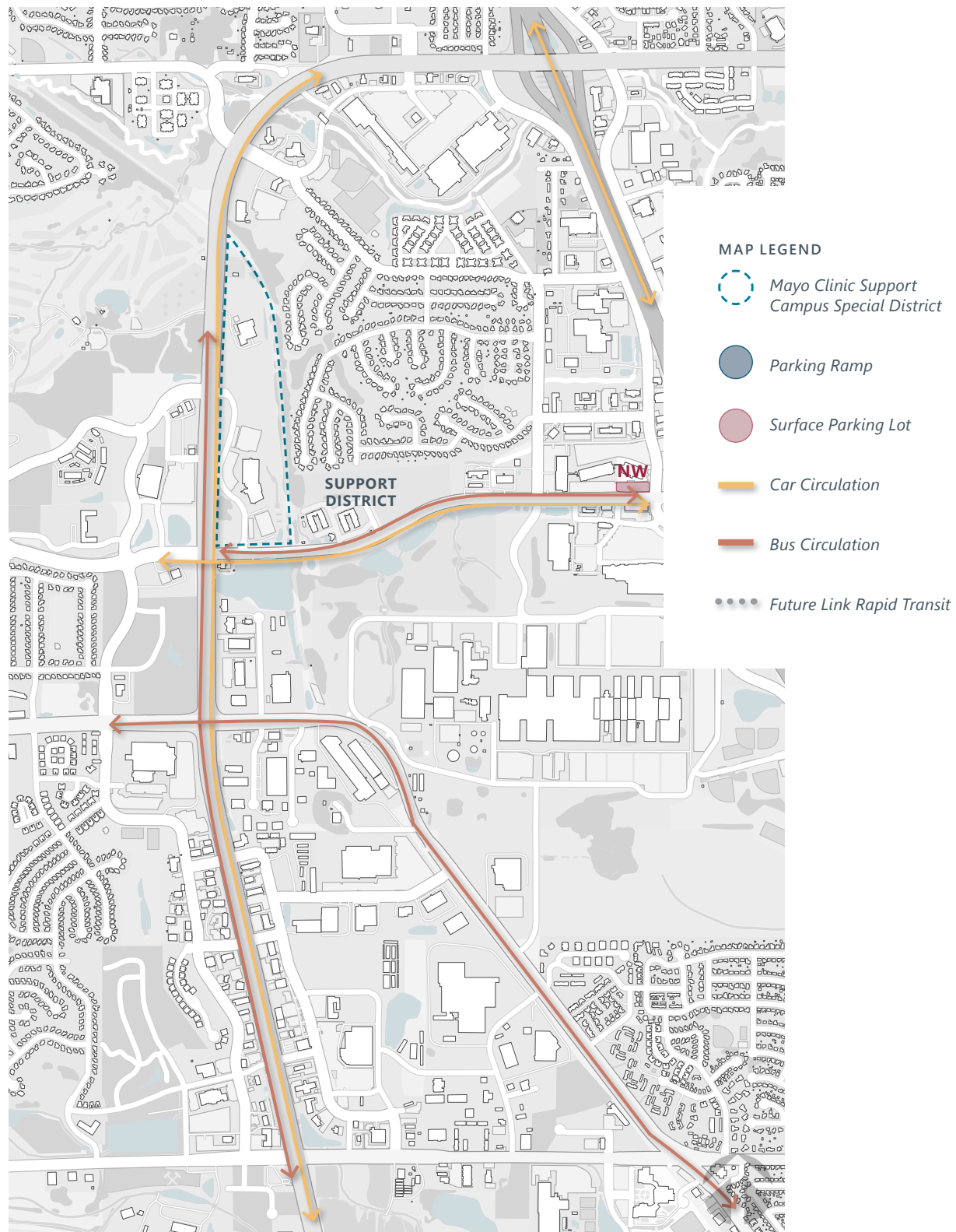
SUMMARY OF TOTALS (Patient | Visitor)

PARKING RAMPS LOTS	PARKING STALLS		ESTIMATED FUTURE EXPANSION
	2021	2023	
Central Sub-District Patient Visitor Parking Total	2,123	2,287	657
West Sub-District Patient Visitor Parking Total	957	970	
Outside District Patient Visitor Parking Total	402	402	
MAYO ROCHESTER - PATIENT VISITOR PARKING TOTAL	3,482	3,659	657

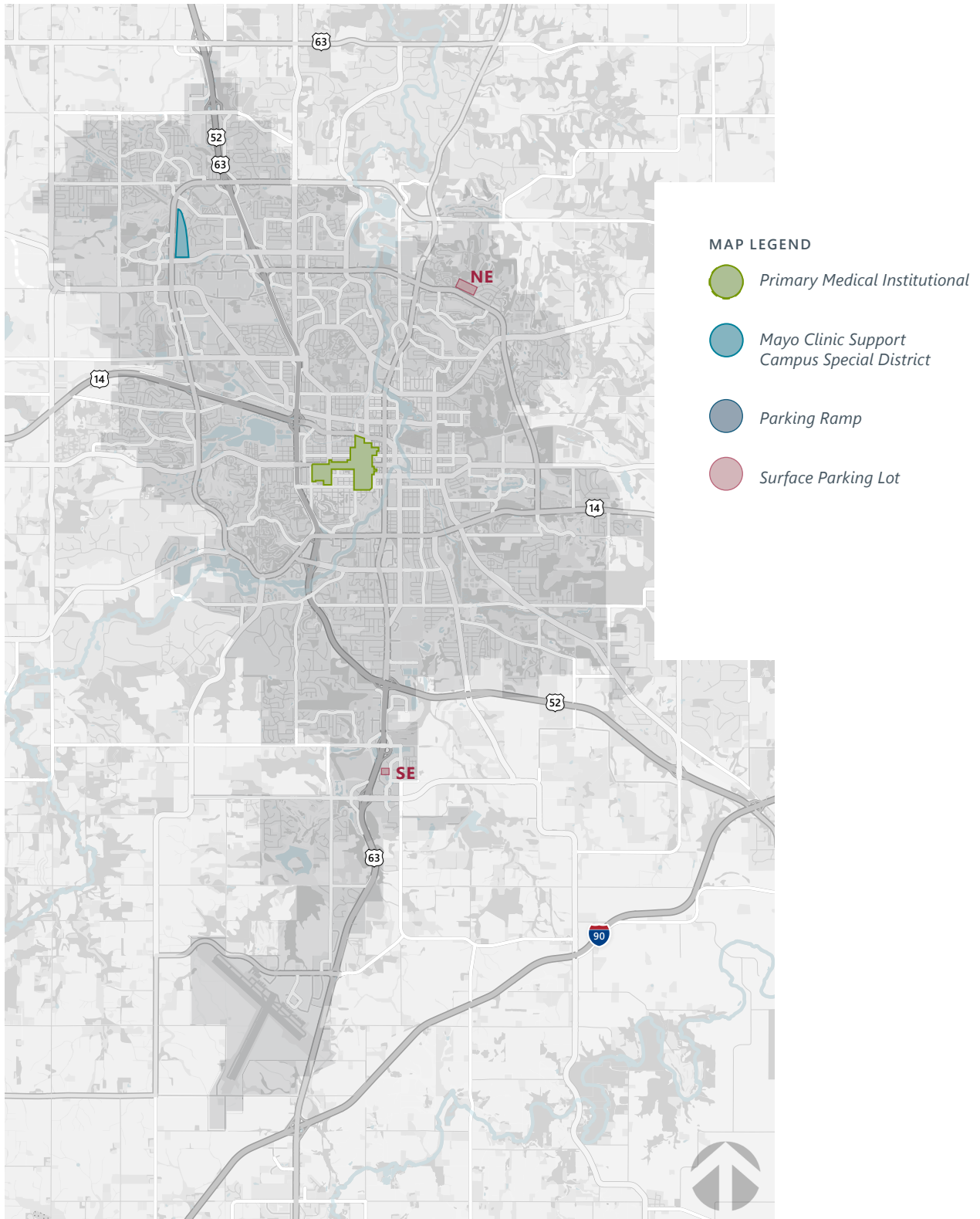
MAYO PATIENT AND VISITOR PARKING



MAYO PATIENT AND VISITOR PARKING



MAYO PATIENT AND VISITOR PARKING



EMPLOYEE PARKING CAPACITY SUMMARY (as of 3/31/2023)

CENTRAL SUB-DISTRICT (DOWNTOWN CAMPUS)

Employee

CODE	PARKING RAMP	PARKING STALLS		ESTIMATED FUTURE EXPANSION
		2021	2023	
BR	Baldwin Parking Ramp 8	502	522	
RE	Employee East Parking Ramp	592	592	
RW	Employee West Parking Ramp	2,196	2,193	
OR	Ozmun Parking Ramp 21	486	486	(486)
12	First Street Ramp 12	800	800	
DS	Discovery Ramp	0	1,128	
Central Ramp Subtotal		4,576	5,721	(486)

CODE	PARKING LOT	PARKING STALLS		ESTIMATED FUTURE EXPANSION
		2021	2023	
1	Parking Lot 1	97	0	
3	Parking Lot 3	78	99	
5	Parking Lot 5	12	12	
6	Parking Lot 6	74	74	
11	Parking Lot 11	131	132	
15	Parking Lot 15	91	91	
18	Christ United Methodist Church	159	159	
19	Blood Bank	23	0	
20	Parking Lot 20	94	98	
22	Parking Lot 22	48	48	
25	Parking Lot 25	56	56	(56)
26	Parking Lot 26	45	45	
27	B'nai Synagogue	27	27	
28	Parking Lot 28	48	48	

CENTRAL SUB-DISTRICT (DOWNTOWN CAMPUS) (CONT.)

Employee

CODE	PARKING LOT	PARKING STALLS		ESTIMATED FUTURE EXPANSION
		2021	2023	
29	Parking Lot 29	151	196	
30	Parking Lot 30	230	231	
37	Parking Lot 37	103	103	
Central Lot Subtotal		1,467	1,419	(56)
CENTRAL DISTRICT EMPLOYEE PARKING TOTAL		6,043	7,140	(542)

WEST SUB-DISTRICT (SAINT MARYS CAMPUS)

Employee

CODE	PARKING RAMP	PARKING STALLS		ESTIMATED FUTURE EXPANSION
		2021	2023	
34	SMC East Employee Ramp - Parking Lot 34	1,102	1,071	
WR	Generose Parking Ramp	541	479	
VR	Mary Brigh Parking Ramp	120	120	
West Ramp Subtotal		1,763	1,670	

CODE	PARKING LOT	PARKING STALLS		ESTIMATED FUTURE EXPANSION
		2021	2023	
31	SMC Parking Lot 31	76	76	
32	SMC Parking Lot 32	98	98	
33	SMC Parking Lot 33	216	216	
West Lot Subtotal		390	390	

WEST DISTRICT EMPLOYEE PARKING TOTAL		2,153	2,060	
---	--	--------------	--------------	--

MAYO SUPPORT CAMPUS SPECIAL DISTRICT (NORTHWEST CAMPUS)

Employee

CODE	PARKING RAMP	PARKING STALLS		ESTIMATED FUTURE EXPANSION
		2021	2023	
MSC	Mayo Support Center Parking	753	753	640
Mayo Special District Lot Subtotal		753	753	640
MAYO SPECIAL DISTRICT EMPLOYEE PARKING TOTAL		8,949	10,595	640

OUTSIDE OF DISTRICT (MAYO OWNED OR LEASED)

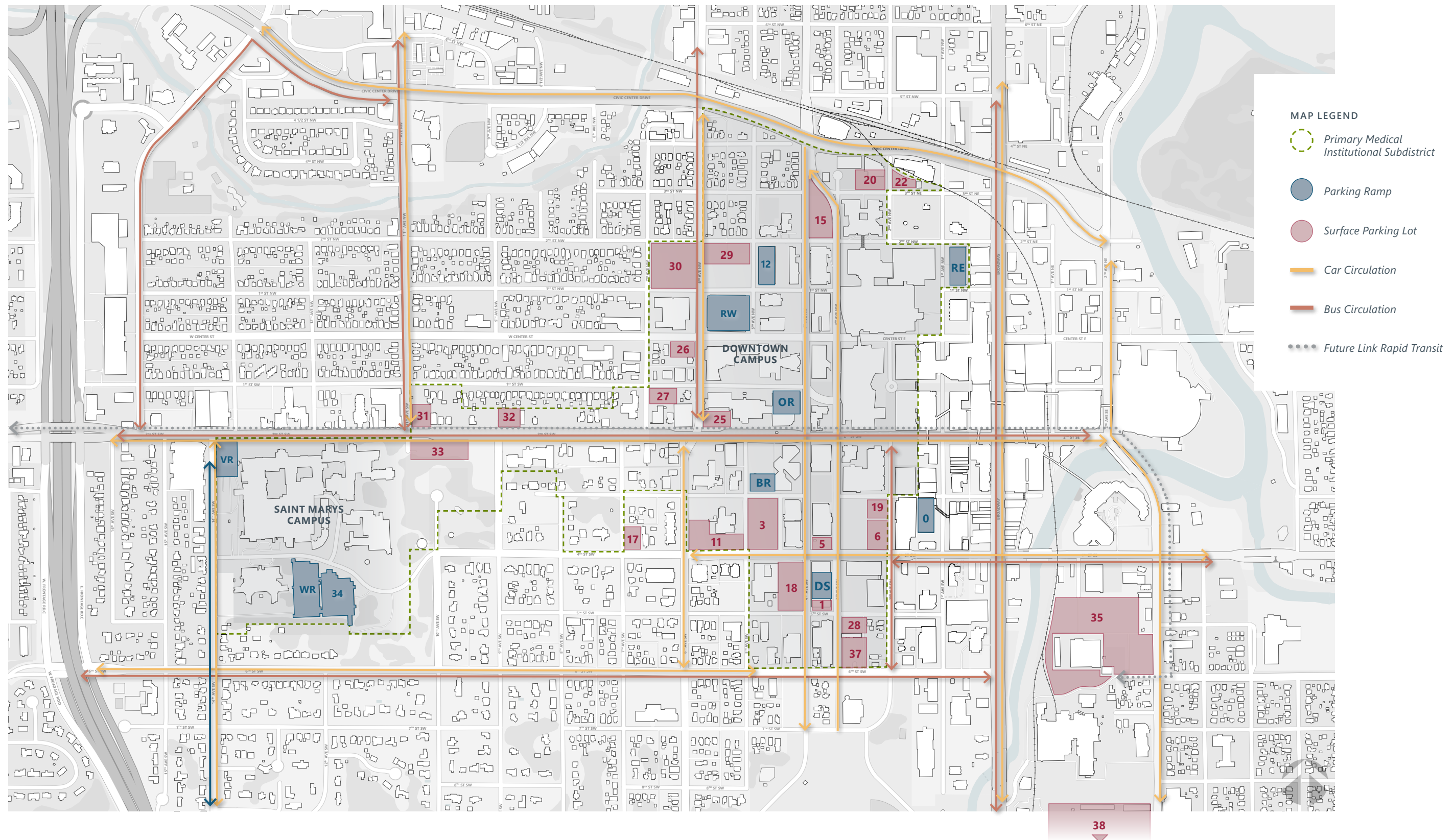
Employee

CODE	PARKING LOT	PARKING STALLS		ESTIMATED FUTURE EXPANSION
		2021	2023	
17	East Foundation House - Parking Lot 17	35	35	
35	East Shuttle Lot - Parking Lot 35	870	1,246	
36	West Shuttle Lot - Parking Lot 36	936	928	1,572
38	Parking Lot 38	736	1,002	
2915	2915 Building	123	123	
CP	Canal Place Credit Union	25	0	
CU	Cascade Lake Credit Union	86	0	
FF	41st Street Professional Building	1,088	1,084	
NE	Mayo Family Clinic Northeast	171	180	
NW	Mayo Family Clinic Northwest	148	0	
SDSC	Superior Drive Support Center	1,111	1,049	
SE	Mayo Family Clinic Southeast	156	81	
TD	Technology Drive	181	171	
Outside District Subtotal		5,666	5,899	1,572
OUTSIDE OF DISTRICT EMPLOYEE PARKING TOTAL		5,666	5,899	1,572

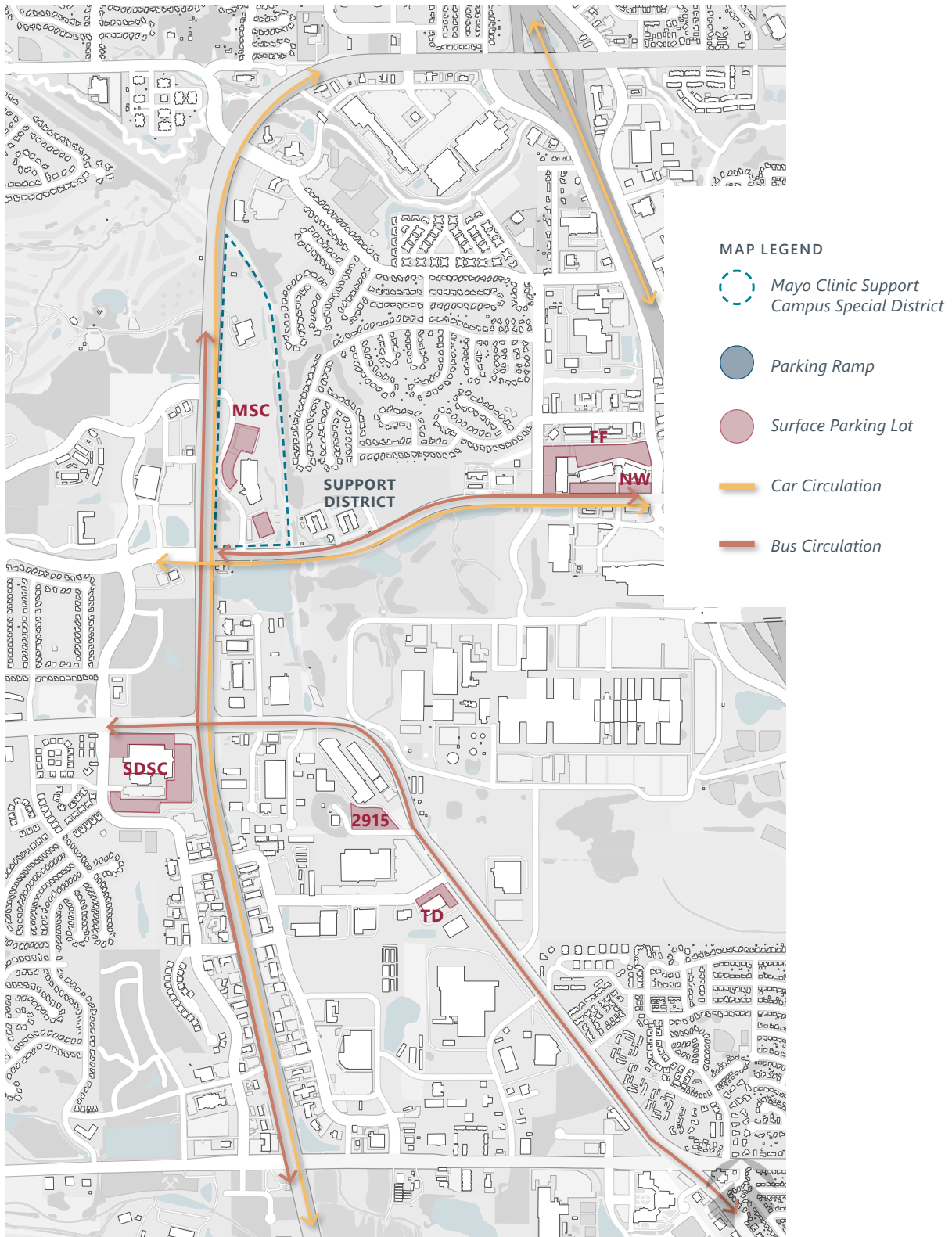
SUMMARY OF TOTALS

PARKING RAMP	PARKING STALLS		ESTIMATED FUTURE EXPANSION
	2021	2023	
Central Sub-District Employee Parking Total	6,043	7,140	(542)
West Sub-District Employee Parking Total	2,153	2,060	
Mayo Special District Employee Parking Total	753	753	640
Outside District Employee Parking Total	5,666	5,899	1,572
MAYO ROCHESTER - EMPLOYEE PARKING TOTAL	14,615	15,852	1,670

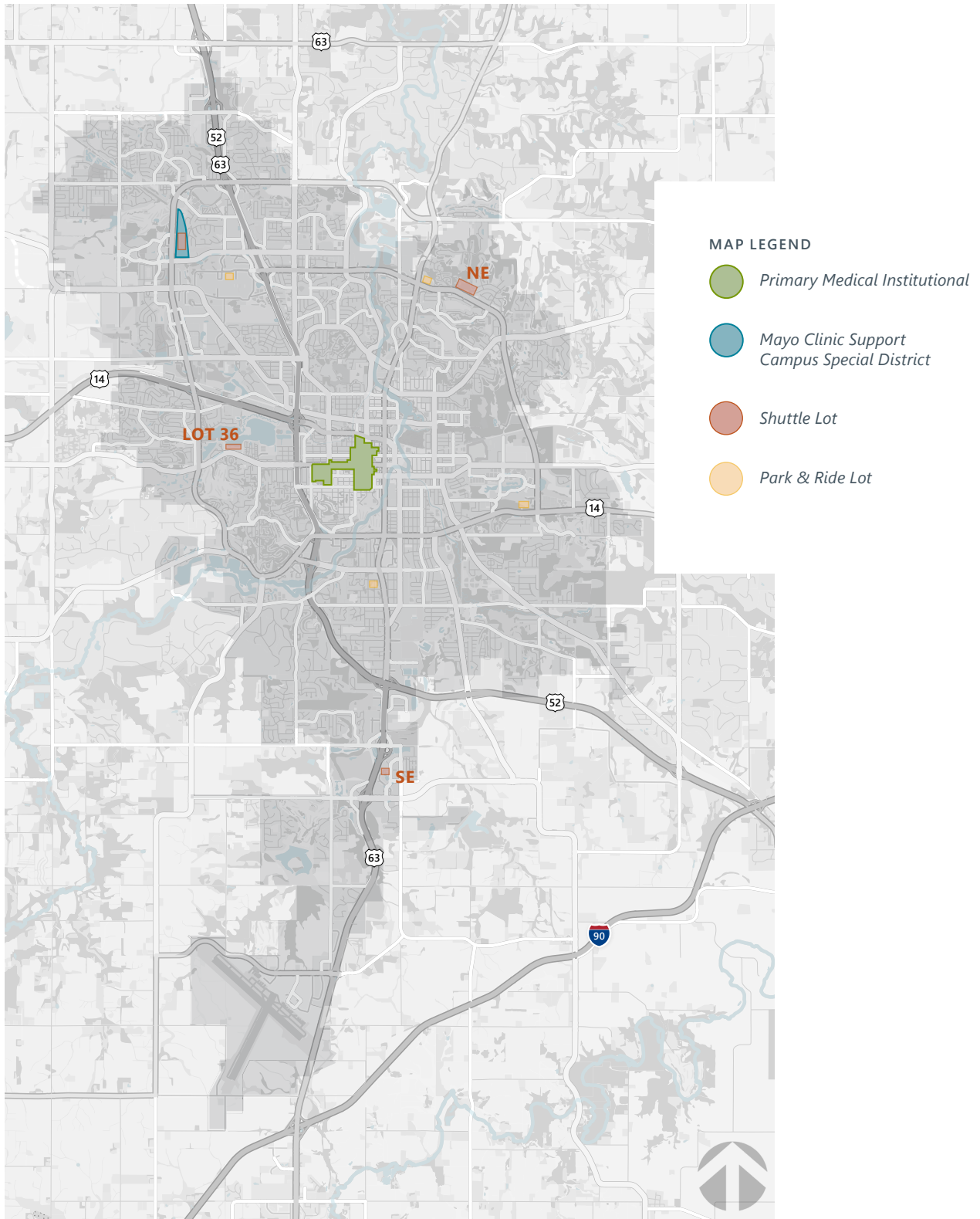
EMPLOYEE PARKING AND CIRCULATION



EMPLOYEE PARKING AND CIRCULATION



EMPLOYEE PARKING AND CIRCULATION



SECTION

06

**MATERIAL HANDLING
& DISTRIBUTION,**
SUBWAYS & SERVICE DOCKS

6.0 MATERIALS HANDLING & DISTRIBUTION, SUBWAYS & 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.

MAYO DISTRIBUTION CONCEPT

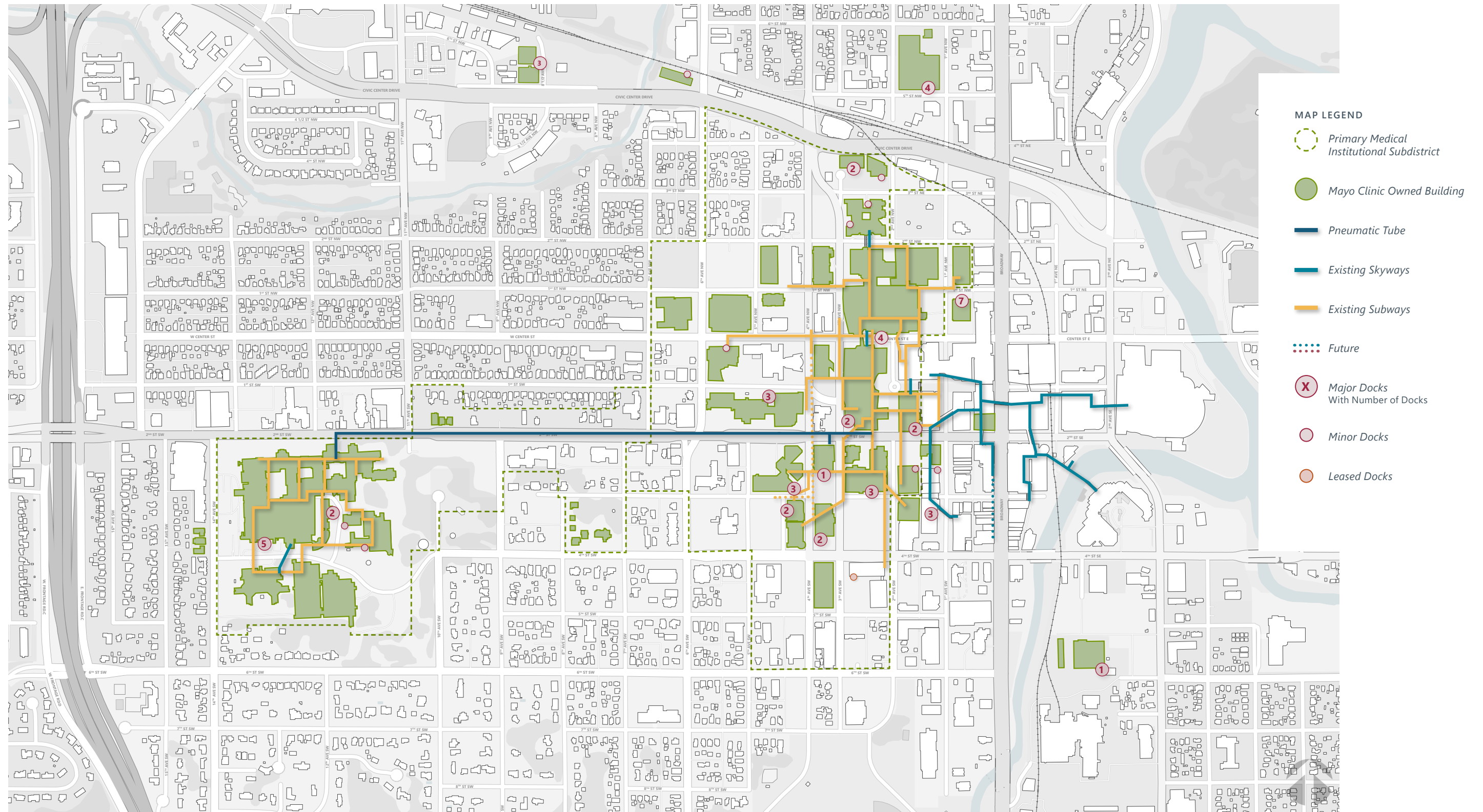
The Mayo Clinic system for material receipt and distribution is predicated on the idea of decentralized receiving and storage in order to reduce on-campus traffic congestion, pollution and improved safety in the medical districts.

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.

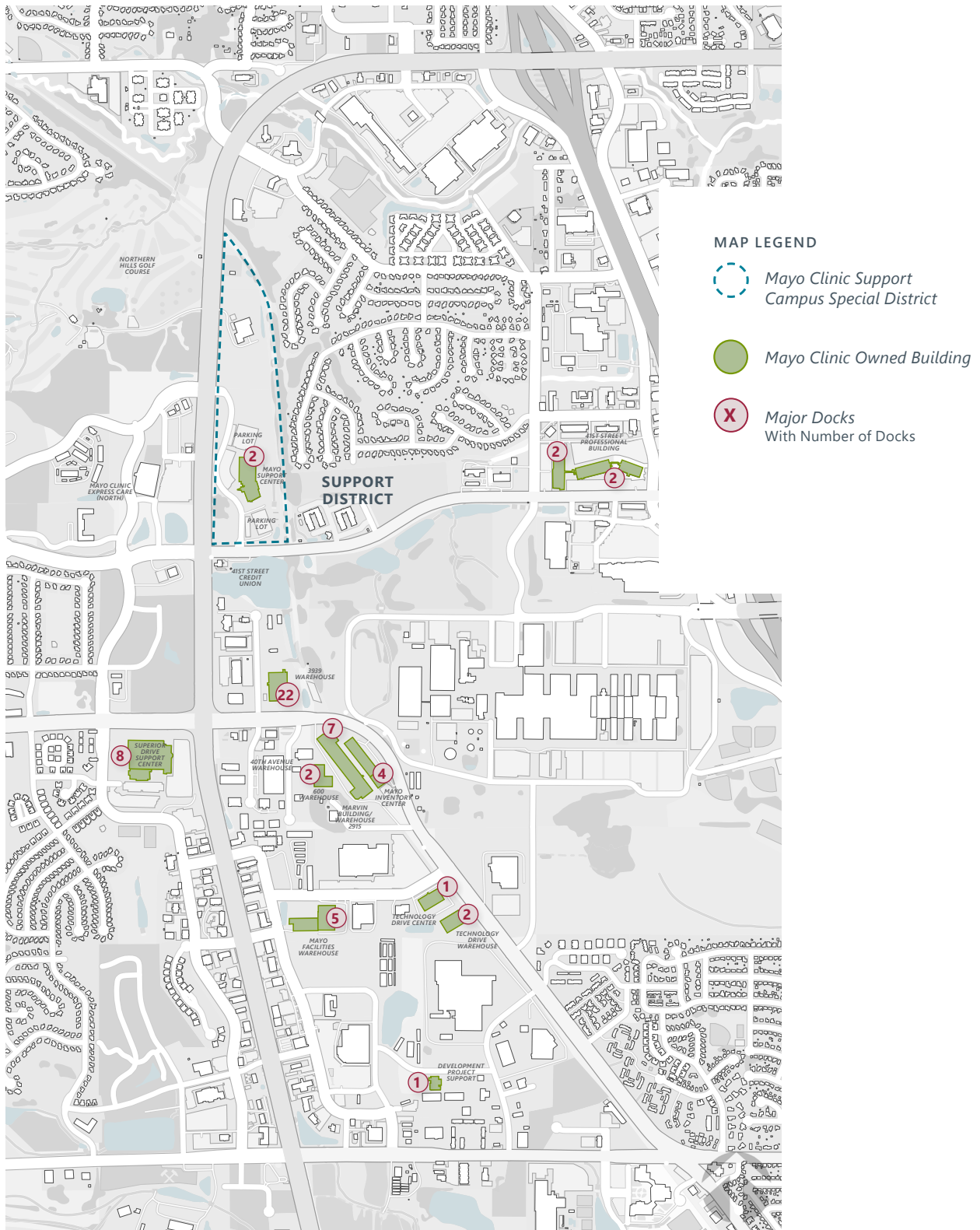
MATERIALS DISTRIBUTION

CENTRAL & WEST SUBDISTRICT



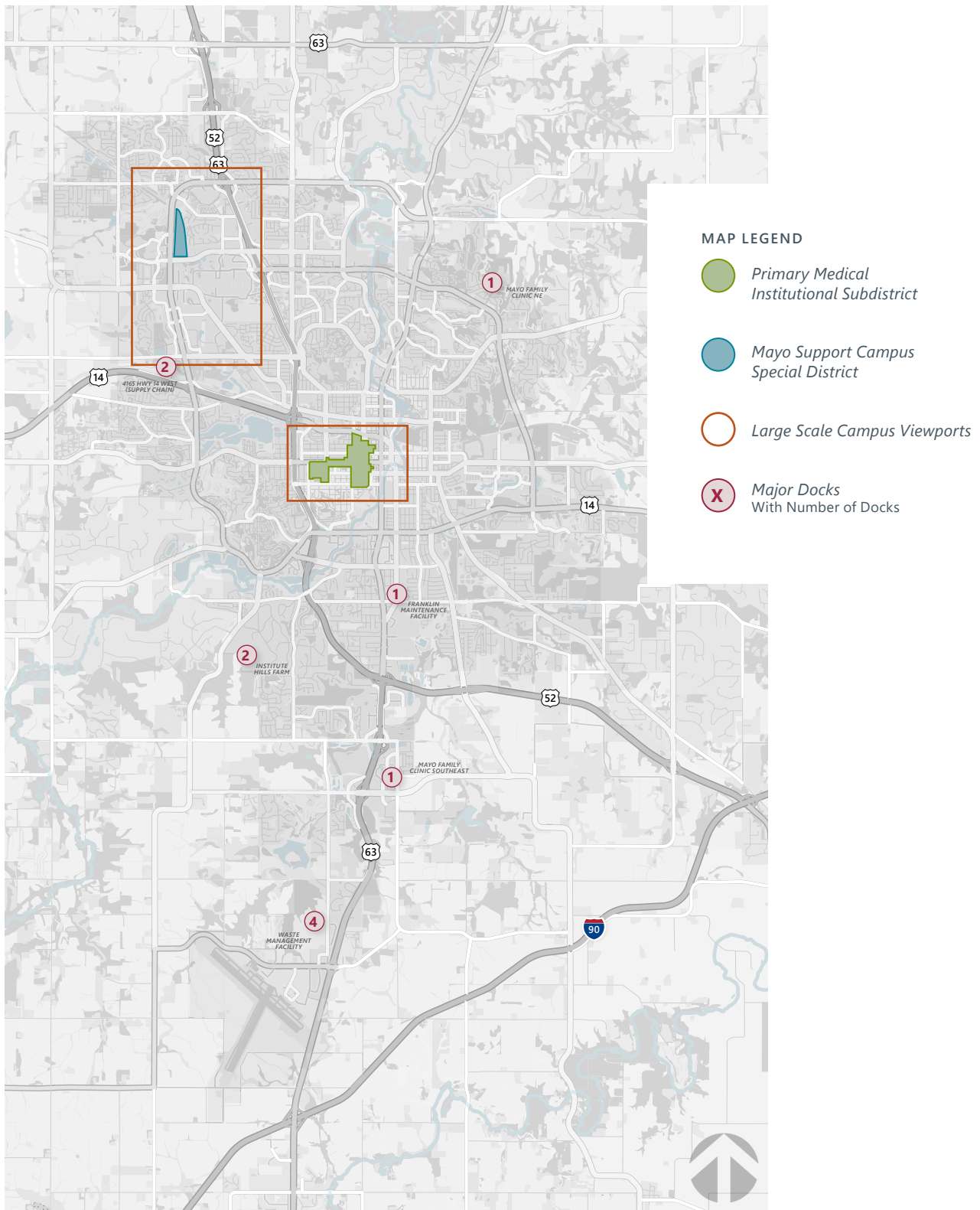
MATERIALS DISTRIBUTION

SUPPORT CAMPUS SPECIAL DISTRICT



MATERIALS DISTRIBUTION

CITY OF ROCHESTER | Olmsted County, Minnesota



SECTION

07

UTILITY
INFRASTRUCTURE

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 & PROPOSED IMPROVEMENTS

- Reliability and resilient electrical distribution ties occur between campuses. Additional capacity from RPU is planned to provide redundancy for the medical districts.
- Resiliency of systems connects both campuses with utility distribution, communication networks and nearly all Mayo Clinic 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 funded projects.
- Sustainability programs at Mayo Clinic continue to advance. Mayo Clinic committed to the US Department of Energy's Better Climate Challenge. Goals include reducing energy intensity by 20% and a 50% reduction per square foot of scope 1 and 2 greenhouse gas emissions by 2032. Strategies to meet these goals include energy efficiency, electrification, and renewable energy projects. In addition, there is ongoing coordination between Mayo Clinic, City of Rochester, and Olmsted County on waste and recycling programs.
- Mayo Clinic is studying the potential impact and location of geothermal wells. The proposed well systems are newer technology that allow for large diameter wells that can be placed around the perimeter or grouped in a smaller area of the selected block or parcel. This will allow for us of state-of-the-art energy efficient systems, and will maintain real estate for other buildings to be built sharing the site, inside of the well field boundary.

UTILITIES INFRASTRUCTURE MAP

COORDINATED WITH THE CITY OF ROCHESTER OUTSIDE OF THIS REPORT

SECTION

08

URBAN *GREEN SPACE*

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 & 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 2nd Street and 11th 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 6th 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 2nd 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 6th Street Southwest from Broadway to 4th 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 3rd and 4th 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 6th 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.

The 4th Street and 6th 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 & 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 10th Avenue and 6th 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 14th Avenue and 2nd 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.

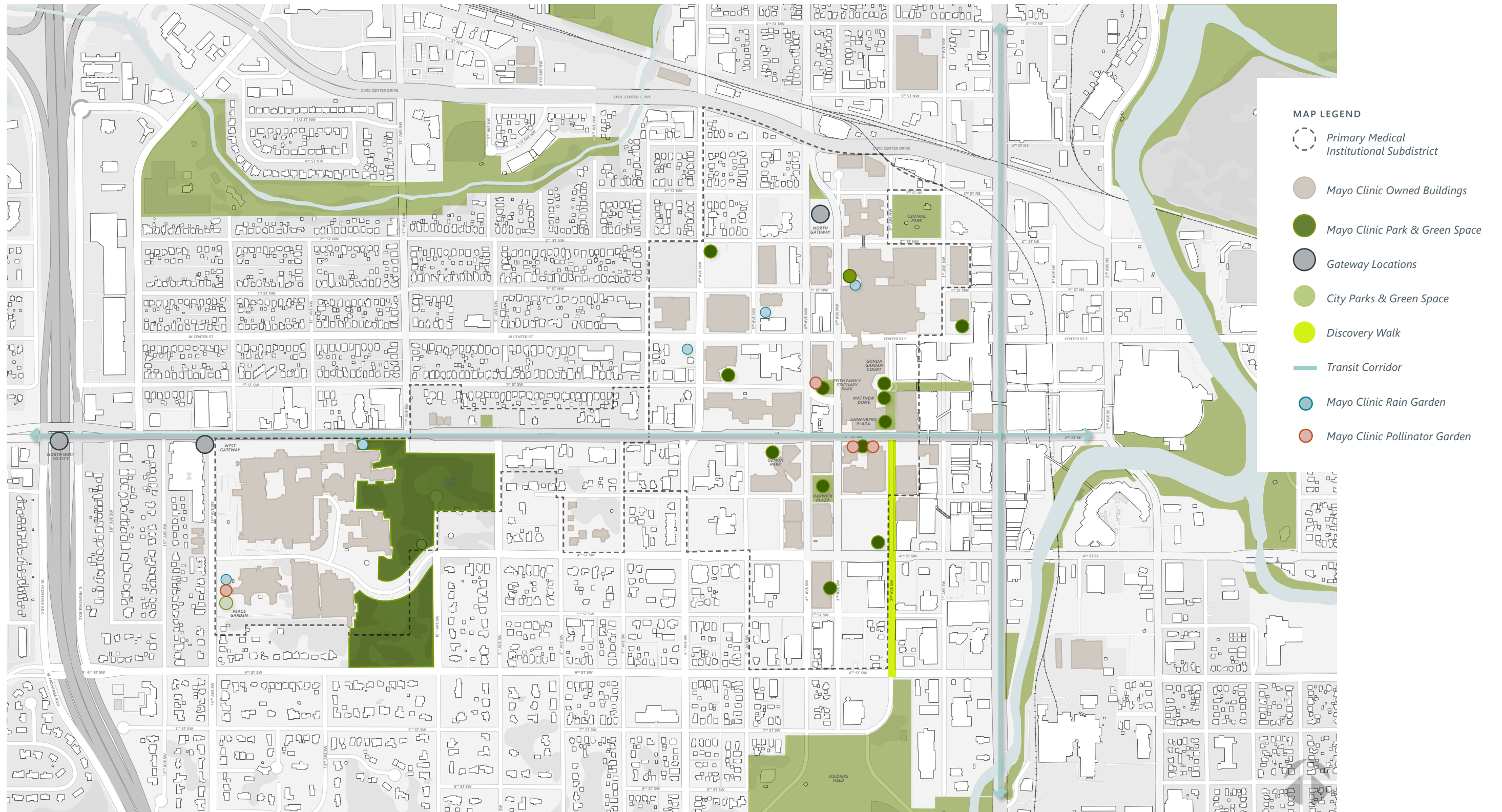
Mayo Clinic has started incorporating pollinator gardens into landscaping for promoting more biodiverse and sustainable campus environments. Pollinator Gardens use perennial, native plants and flowers to help local pollinators, such as butterflies.

PEDESTRIAN AND BICYCLE ROUTES

Mayo Clinic continues to encourage the use and creation of pedestrian and bike paths throughout Rochester.

URBAN GREEN SPACE

CENTRAL & WEST SUBDISTRICT



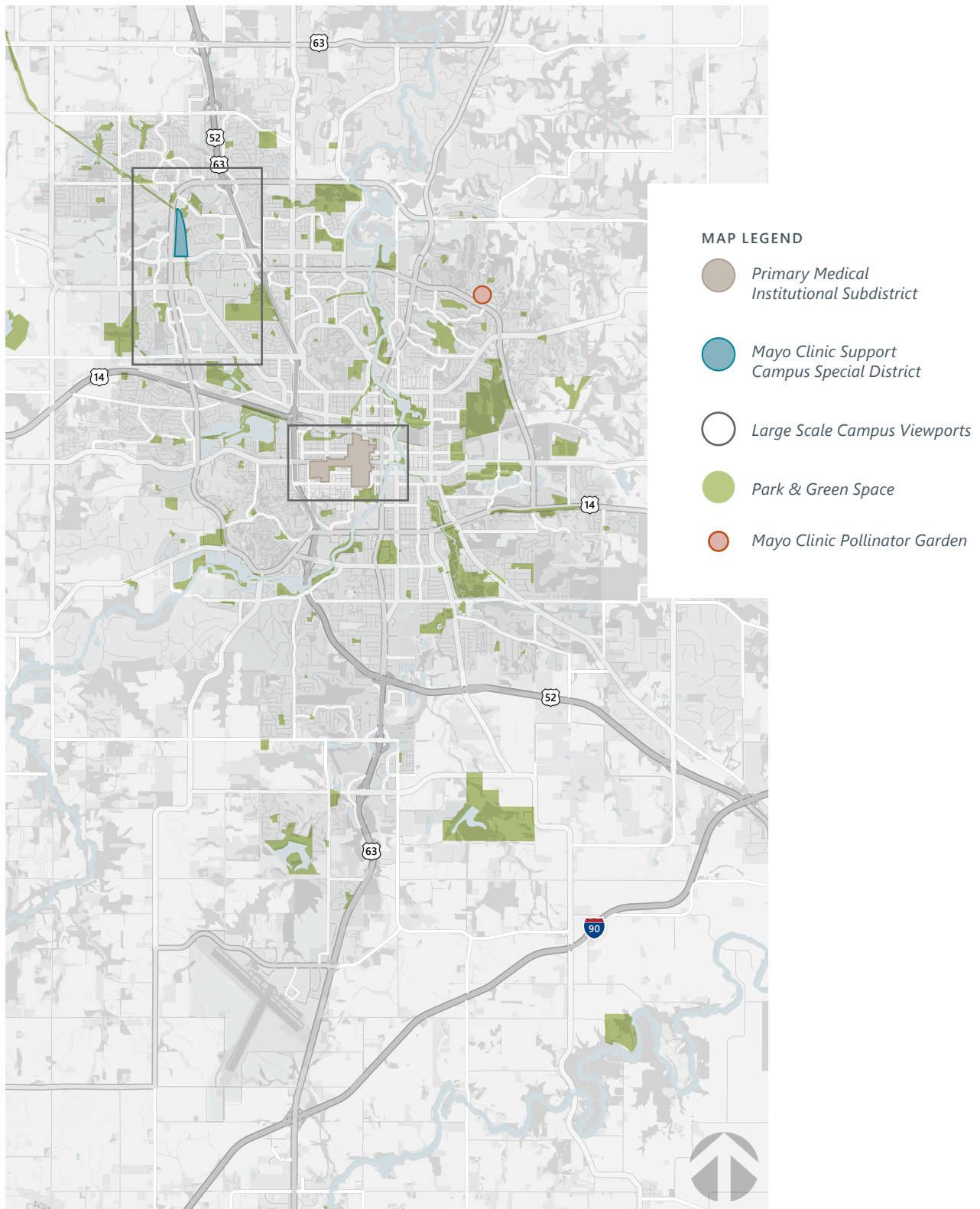
URBAN GREEN SPACE

SUPPORT CAMPUS SPECIAL DISTRICT



URBAN GREEN SPACE

CITY OF ROCHESTER | Olmsted County, Minnesota



SECTION

09

POTENTIAL PROJECTS

Central Sub-District and West Sub-District

Mayo Support Campus Special District

*Outside the Medical Institutional and
Special Districts*

9.0 POTENTIAL PROJECTS

Central Sub-District and West Sub-District, Mayo Support Campus Special District, Outside the Medical Institutional and Special Districts

The following pages contain a listing of potential Mayo Clinic 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.

DEFINITIONS

Approval to Plan – With Mayo Clinic operating within a committee-based approval system, Approval-to-Plan is the first step authorized by Mayo’s internal committee(s) system. For potential construction projects, granting an Approval to Plan initiates a more formal study of the project including further development of the scope, scale, timeframe, and project budget.

Project Approval – Also known as Program & Budget Approval takes place once the investigative work initiated by the Approval-to-Plan stage is complete. The internal committees within Mayo Clinic will review the specifics of each construction project (scope, scale, timeframe, budget, etc.). If approval is granted the project will then move forward with the design/bidding/permitting/construction phases associated with each project.

Future Estimated Expansion – Projects with this column checked are included in projections for projects in process in section 3: Building Square Footage, and Section 5: Campus Parking. This includes projections for *Bold. Forward. Unbound. in Rochester.* and projects that are in advanced development.

Note: Both Approval to Plan and Project Approval steps are only required for committee funded projects where the project budget is anticipated to be over \$100k.

POTENTIAL PROJECTS

CENTRAL MEDICAL SUB-DISTRICT - CONSTRUCTION PROJECTS

APPROVAL TO PLAN	PROJECT APPROVAL	MEDICAL	ESTIMATED FUTURE EXPANSION
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	C-101	Hospital facility expansion east of the Eisenberg Building (Andersen Building). <input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	C-102	Continued expansions/renovations in Charlton, Charlton North, Eisenberg & Jacobson Buildings. <input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	C-103	Vertical/horizontal expansion of the Jacobson and Andersen buildings. <input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	C-104	Continued renovations of the Gonda Building. <input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	C-105	Phase Three vertical expansion of Gonda Building. <input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	C-106	Continued phased renovations of all downtown campus buildings. <input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	C-107	Vertical expansion of Harwick Building. <input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	C-108	Major expansion of clinical laboratory, research and education space on Block 12 south of Hilton/Guggenheim. Initial phases as well as future expansion. <input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	C-109	Vertical/horizontal expansion of Opus Building. <input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	C-110	Discovery Square 3 Building. <input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	C-111	Renovation of the Dan Abraham Healthy Living Center. <input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	C-112**	New Medical Building (Damon Parking Site). <input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	C-113	Kellen Building Construction and Fit up. <input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	C-114	2 Discovery Square Building: 1 & 2 Discovery Square Tenant Space Fit Ups. <input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	C-115**	New Medical Building (Ozmun Site). <input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	C-116**	Bridges/Skyways to New Medical Buildings. <input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	C-117**	Renovate East entries of Gonda and Mayo, including canopies, street. <input type="checkbox"/>

* Portions of the project are outside of existing Medical Campus Subdistrict Boundaries

** Impacted by Bold. Forward. Unbound. In Rochester.

CENTRAL MEDICAL SUB-DISTRICT - CONSTRUCTION PROJECTS (CONT.)

APPROVAL TO PLAN	PROJECT APPROVAL	PARKING		ESTIMATED FUTURE EXPANSION
<input checked="" type="checkbox"/>	<input type="checkbox"/>	C-201**	Patient parking ramp on Block 5, north of West Employee Ramp.	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	C-202	New multi-use structure that includes parking and non-parking use on Block 11 and/or GeoExchange wells, north of former Lourdes High School.	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	C-203	Provision for a mixed-use project that includes parking and non-parking use, possibly including education, administrative & utility support.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	C-204**	Demolish 5th Ave Inns & Suites for expanded parking ramp/loading dock facility on Block 41 (Parking Lot 10) located north of St. John's Church.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	C-205**	South Parking Ramp.	<input checked="" type="checkbox"/>
APPROVAL TO PLAN	PROJECT APPROVAL	SUPPORT		ESTIMATED FUTURE EXPANSION
<input checked="" type="checkbox"/>	<input type="checkbox"/>	C-301**	Addition to Prospect Utility Plant.	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	C-302	New Support Building adjacent to Franklin Station.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	C-303**	Subway connection supporting Ozmun Site - Block 27.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	C-304	Ongoing remodels to Mayo, Gonda, Baldwin, & Plummer Buildings.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	C-305**	Subway connection from former Lourdes to Ozmun - Block 10, Block 7 and Block 27.	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	C-306	Subway from Hilton to Discovery Square block including infrastructure improvements below grade.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	C-307**	Mixed use building including logistics at former Lourdes.	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	C-308*	Chilled water storage facility - near distribution location - East Employee Lot, Graham Parking Ramp or south of Baldwin Building (Blocks 2 & 14).	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	C-309	Potential site for Future Utility Plant.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	C-310	Connections between Mayo Clinic Building BRT/Link.	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	C-311	201 Site, mixed use structure.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	C-312**	Utility support facility.	<input type="checkbox"/>

* Portions of the project are outside of existing Medical Campus Subdistrict Boundaries

** Impacted by Bold. Forward. Unbound. In Rochester.

POTENTIAL PROJECTS

WEST MEDICAL SUB-DISTRICT - CONSTRUCTION PROJECTS

APPROVAL TO PLAN	PROJECT APPROVAL	MEDICAL	ESTIMATED FUTURE EXPANSION	
<input type="checkbox"/>	<input type="checkbox"/>	W-101	Inpatient/outpatient expansion 2nd St. SW and 11th Avenue SW.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	W-102	Continued phased renovation of all Saint Marys Campus buildings.	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	W-103	Horizontal expansion of the Generose Building.	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	W-104	Bed tower expansion of East of Nasseff Tower.	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	W-105	Partial or full enclosure of Edith Graham Courtyard for patient and family functions. Upgrade landscape treatment of Francis Courtyard.	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	W-106	Vertical expansion above the Mary Brigh Underground Visitor/Staff Parking Ramp, South of the entry plaza.	<input type="checkbox"/>

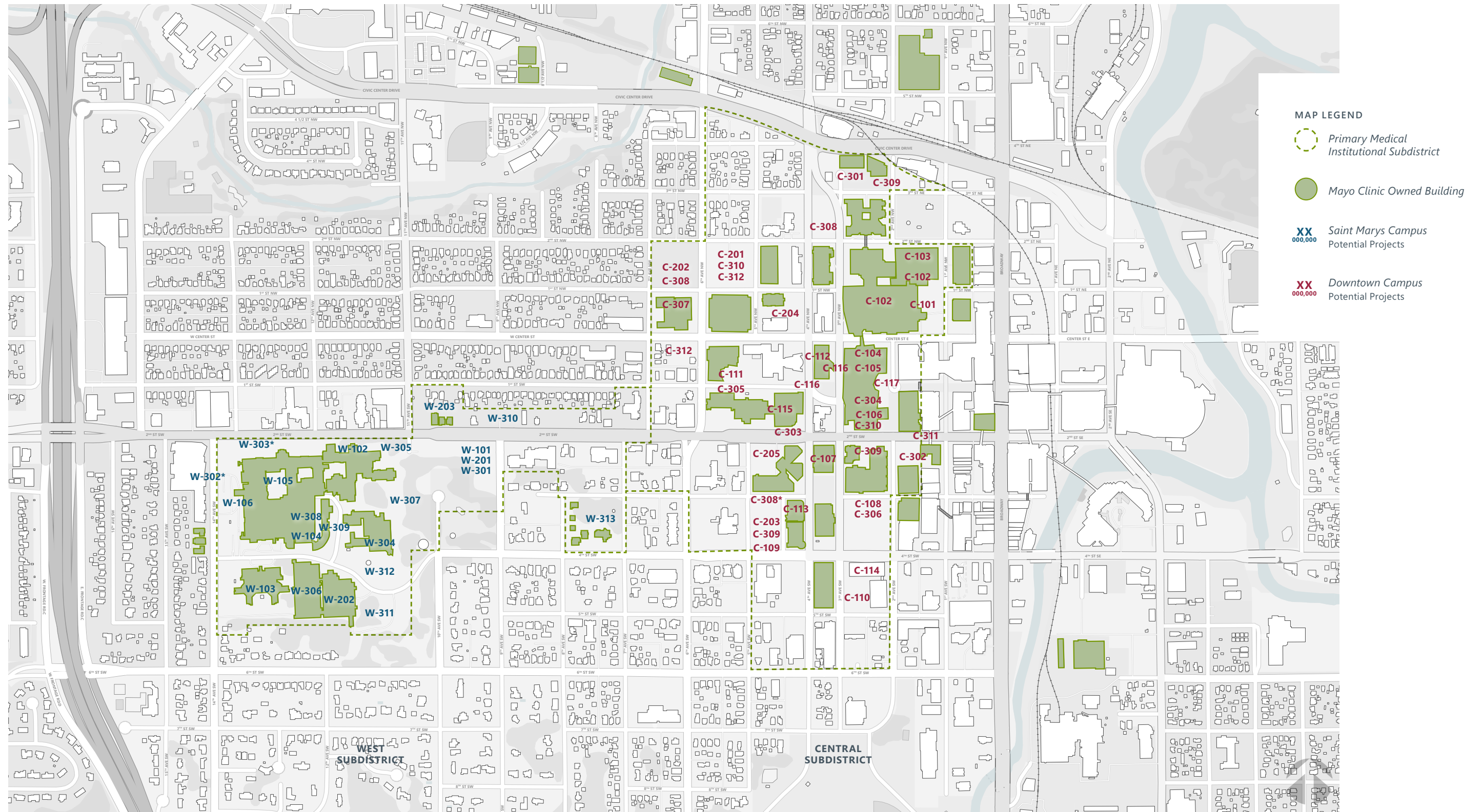
APPROVAL TO PLAN	PROJECT APPROVAL	PARKING	ESTIMATED FUTURE EXPANSION	
<input type="checkbox"/>	<input type="checkbox"/>	W-201	Administrative support and parking facility on 11th Avenue SW and 2nd Street SW.	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	W-202	Parking Ramp expansion East of the Generose Employee Ramp.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	W-203	Demolish 2nd Street Inn Buildings and build temporary parking until 2030.	<input type="checkbox"/>

WEST MEDICAL SUB-DISTRICT - CONSTRUCTION PROJECTS (CONT.)

APPROVAL TO PLAN	PROJECT APPROVAL	SUPPORT	ESTIMATED FUTURE EXPANSION	
<input type="checkbox"/>	<input type="checkbox"/>	W-301	Administration building with parking ramp (W-201), or north across 2nd Street SW.	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	W-302*	Subway connection west under 14th Avenue SW.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	W-303*	Subway connection north under Second Street.	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	W-304	Expansion of Saint Marys Power Plant & utility distribution.	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	W-305	Campus Entrance at 11th Avenue and 2nd Street SW.	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	W-306	Logistics & Support Building.	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	W-307	Renovation of Saint Marys Convent.	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	W-308	Skyway from Old Marian Hall to Alfred Building.	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	W-309	Skyway from Marian Hall to Nasseff.	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	W-310	Potential future Hospitality House Buildings.	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	W-311	Support Building.	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	W-312	Potential Future Utility Plant.	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	W-313	Demolish cottages, construct new support space.	<input type="checkbox"/>

* Portions of the project are outside of existing Medical Campus Subdistrict Boundaries

POTENTIAL PROJECTS

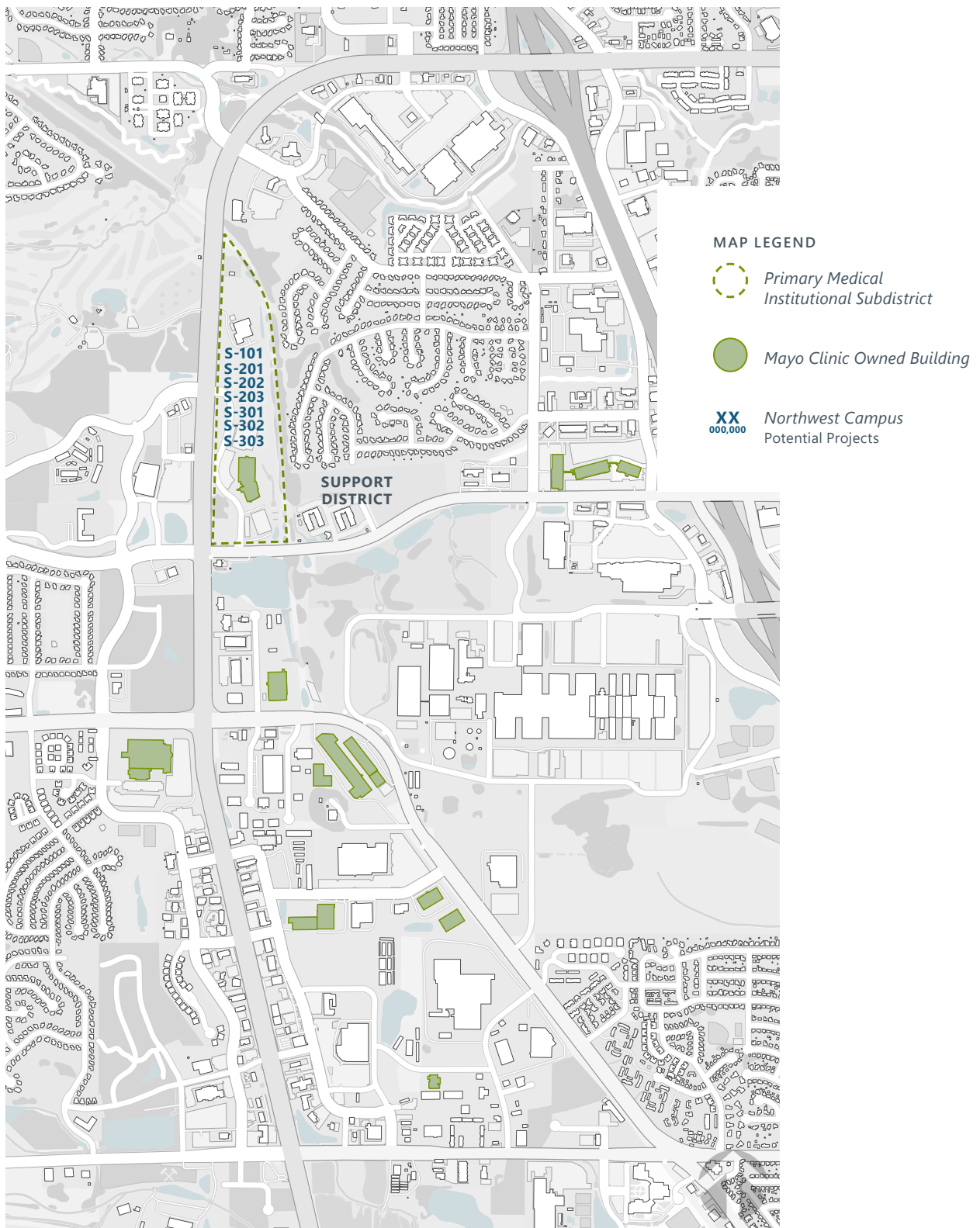


POTENTIAL PROJECTS

MAYO SUPPORT CENTER SUB-DISTRICT - CONSTRUCTION PROJECTS

APPROVAL TO PLAN	PROJECT APPROVAL	MEDICAL		ESTIMATED FUTURE EXPANSION
<input type="checkbox"/>	<input type="checkbox"/>	S-101	Northwest Primary Care.	<input type="checkbox"/>
APPROVAL TO PLAN	PROJECT APPROVAL	PARKING		ESTIMATED FUTURE EXPANSION
<input type="checkbox"/>	<input type="checkbox"/>	S-201	New parking to accommodate the loss of parking if administration office and support buildings are pursued or to meet unforeseen parking needs.	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	S-202	New parking to accommodate the loss of parking if administration office and support buildings are pursued or to meet unforeseen parking needs.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	S-203	Parking lot.	<input type="checkbox"/>
APPROVAL TO PLAN	PROJECT APPROVAL	SUPPORT		ESTIMATED FUTURE EXPANSION
<input type="checkbox"/>	<input type="checkbox"/>	S-301	Administration office and support buildings.	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	S-302	Underground utilities loop.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	S-303	Phased renovation of all buildings in district.	<input type="checkbox"/>

POTENTIAL PROJECTS



POTENTIAL PROJECTS

OUTSIDE MEDICAL SUB-DISTRICTS - OTHER POTENTIAL PLANNING/PROJECTS

1. Underground subway connections to Bus Rapid Transit at Saint Marys Campus, 6th Ave., and 2nd Ave.
2. Support for medical-hospital housing, medically related retail, and service functions along Second Street SW. properties.
3. Potential vertical expansion of Archive Warehouse.
4. Expansion of Facilities Warehouse.
5. Expansion of Waste Management Facility.
6. Institute Hills Farm research support facilities renovation & expansion.
7. Development of South or Southwest property for Primary Care.
8. Expansion / renovation of Northwest warehouse facilities for clinical, administration and/or research activities.
9. Provision of freezer storage warehouse (2915 Warehouse).
10. Expansion of Technology Drive Warehouse or creation of additional office space in NW.
11. Replacement of materials transport, utility and pneumatic tube connections between Central and West Subdistricts (to be coordinated with reconstruction of 1st Avenue SW).
12. Expansion of Mayo Family Clinic Northeast.
13. Expansion / renovation of Superior Drive Support Center, parking ramp.
14. Building renovation of 41st Street Buildings.
15. Cell therapy lab/GMP facility (potential locations- DMC district, NW Warehouse, 41st Street Building).
16. Renovations of all Mayo Clinic Properties.
17. Relocation of South Warehouse, with location to be determined.
18. Consolidated Service Center, with location to be determined.
19. Link - West Transit Village including parking structure.
20. Link - East Transit Village including parking.

SECTION

10

APPENDIX

APPENDIX

SECTION	DESCRIPTION
A	Glossary of Terms
B	City Plat Block Numbers
C	Building Address and Abbreviations
D	Unified Development Code Excerpts
E	Historical Zoning Codes Creating the Mayo Clinic Special Districts and Defining the Contents of This Report Zoning Ordinance #2726 (1991), #3669 (2004), #3534 (2003), #4052 (2011)

SECTION

A

GLOSSARY
OF TERMS

10.A 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 noncontiguous 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

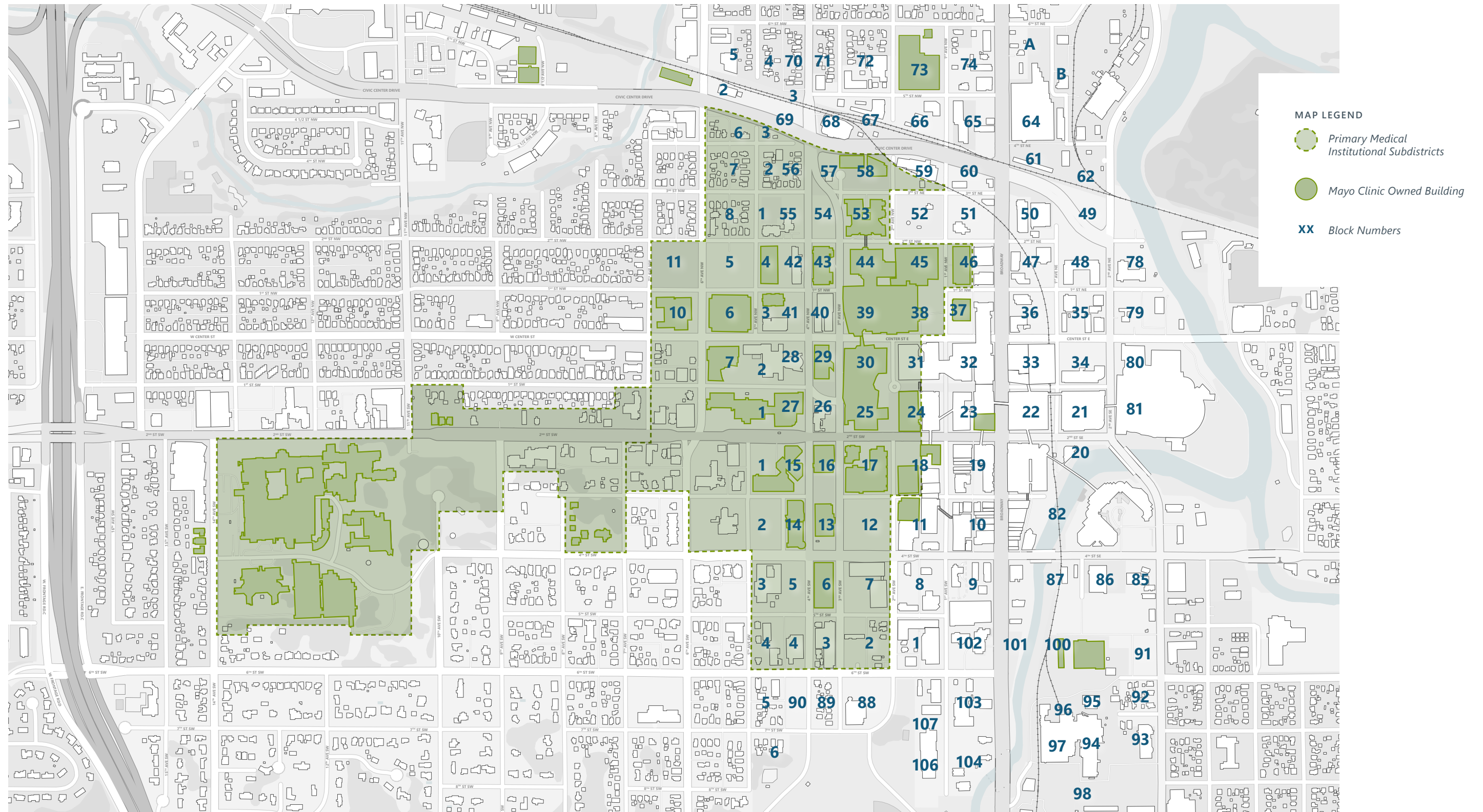
The map or maps which are a part of city ordinances and delineate the boundaries of the zoning districts.

SECTION

B

CITY PLAT
BLOCK NUMBERS

BLOCK NUMBERS



SECTION

C

BUILDING ADDRESSES & *ABBREVIATIONS*

Building Code	Building Description	Address
A1	Ambulance Facility North	501 Sixth Avenue N.W.
A2	Ambulance Facility South	7126 L. C. Drive S.W.
AB	Assisi Heights Boiler House	1001 14th Street N.W.
AH	Assisi Heights	1001 14th Street N.W.
AL	Alfred Building	1216 Second Street S.W.
AM	Airport Maintenance Building	7600 Helgerson Drive S.W.
AW	Archive Warehouse	835 Fifth Street N.W.
BA	Baldwin Building	221 Fourth Avenue S.W.
BB	Minnesota BioBusiness Center	221 First Avenue S.W.
BK	Brackenridge Building	21 Second Street S.W.
BL	Blakely Building	210 First Avenue SW
BR	Baldwin Parking Ramp	221 Fourth Avenue S.W.
C1	Charter House Ramp	211 Second Street N.W.
CB	City Centre	310 South Broadway
CD	Second St. Inn & Suites Center	1007 Second Street S.W.
CE	Centerplace Building	155 First Avenue S.W.
CF	Center 41st St Professional	3033 41st Street N.W.
CH	Charlton Building	10 Third Avenue N.W.
CL	Chapel, Saint Marys Hospital	1216 Second Street S.W.
CN	Charlton North, MRI Building	10 Third Avenue N.W.
CR	Charter House	211 Second Street N.W.
CS	Second St. Inn & Suites East	1003 Second Street S.W.
CT	Convent, Saint Marys Hospital	1216 Second Street S.W.
CW	Second St. Inn & Suites West	1013 Second Street S.W.
DA	Dan Abraham Healthy Living Ctr	565 First Street S.W.
DH	Damon House	322 Eighth Avenue S.W.
DO	Domitilla Building	1216 Second Street S.W.
DP	Development Proj. Support Fac.	3400 22nd Street N.W.
DR	Damon(Patient/Visitor)Pk. Ramp	15 Third Avenue S.W.
DS	Discovery Ramp	304 4th Street SW
EC	Kahler Inn & Suites	9 Third Avenue N.W.
EI	Eisenberg Building	201 West Center Street
ER	SMH East Employee Parking Ramp	1216 Second Street S.W.
F1	Franklin Warehouse	1900 Third Avenue S.E.
FA	Foundation House Apartment	721 Fourth Street S.W.
FC	Fountain Centers - Rochester	4122 18th Avenue N.W.
FF	41st Street Professional Bldg	4111 West Frontage Rd Highway 52 N.W.
FH	Foundation House	701 Fourth Street S.W.
FI	5th Avenue Inn & Suites	20 Fifth Avenue N.W.
FK	Franklin Heating Station	119 Third Street S.W.
FR	Francis Building	1216 Second Street S.W.
FS	Employee First Street Ramp	475 First Street N.W.
FT	4165 Hwy 14 West	4165 Hwy 14 West
FW	Facilities Warehouse	3636 Technology Drive N.W.
GE	Generose Building	1216 Second Street S.W.
GH	Guest House	4800 48th Street NE
GO	Gonda Building	100 Third Avenue S.W.
GP	Graham Parking Ramp	121 Third Avenue N.W.
GU	Guggenheim Building	222 Third Avenue S.W.
HA	Harwick Building	205 Third Avenue S.W.
HG	MCMT Fixed Wing Hangar Roch	7300 Brataas Drive SW
HI	Hilton Building	210 Second Street S.W.
HN	Herman Home North	331 14th Avenue S.W.
HS	Herman Home South	371 14th Avenue S.W.

Building Code	Building Description	Address
HT	Herman Treatment Facility	351 14th Avenue S.W.
I2	Institute Hills East Barn	2200 Institute Road S.W.
I3	Institute Hills Hay Storage	2200 Institute Road S.W.
I4	Institute Hills Kennel	2200 Institute Road S.W.
I5	Inst. Hills Low Rad. Storage	2200 Institute Road S.W.
I6	Institute Hills Storage Garage	2200 Institute Road S.W.
I7	Institute Hills West Barn	2200 Institute Road S.W.
I8	IBM Building 208	3605 Highway 52 North
IC	Mayo Inventory Center	3131 Valley High Drive N.W.
IH	Institute Hills Admin. Bldg.	2200 Institute Road S.W.
IN	Incinerator	7123 L.C. Drive S.W.
IO	MC Inventory Overstock	2900 37th Street NW
JB	Jacobson Building	190 Second Street N.W.
JO	Joseph Building	1216 Second Street S.W.
JP	Johnson Building	311 Second Avenue N.W.
KA	Kahler Grand Hotel	20 Second Avenue S.W.
KB	Kellen Building	305 4th Avenue SW
KE	Kersten Building	211 South Broadway
KP	Rochester Marriott Hotel	101 First Avenue S.W.
LC	Lanmark Center Building	14 Second Street S.W.
LE	Mayo Logistics Facility East	20 1st Ave NW
LS	Lourdes Building	621 West Center Street
LY	Laundry Building	1216 Second Street S.W.
MA	Mayo Building	200 First Street S.W.
MB	Mary Brigh Building	1216 Second Street S.W.
MH	Marian Hall	1216 Second Street S.W.
MI	Mitchell Student Center	226 Second Street S.W.
MS	Medical Sciences Building	321 Third Avenue S.W.
MW	Mayowood	3720 Mayowood Road S.W.
MX	Mayo Clinic Store Crossroads	1201 S. Broadway
MY	Massey Building	202 First Avenue S.W.
N2	40th Avenue Warehouse	3100 40th Avenue N.W.
NB	North Broadway Building	2720 North Broadway
NE	Mayo Family Clinic NE	3041 Stonehedge Drive N. E.
NO	North Warehouse	105 Fifth Street N.W.
NT	Nasseff Tower	1216 Second Street S.W.
NX	Mayo Clinic Express Care North	4221 West Circle Drive NW
OC	Ozmun Center Building	515 Second Street S.W.
OE	Ozmun East Building	515 Second Street S.W.
OG	1937 Building	1937 Seventh Street NW
OL	Old Marian Hall	1216 Second Street S.W.
ON	109 Building	109 Third Street N.W.
OP	Opus Building	333 Fourth Avenue S.W.
OR	Ozmun Parking Ramp	515 Second Street S.W.
OS	One Discovery Square	202 Fourth Street SW
OW	Ozmun West Building	515 Second Street S.W.
PB	Rosa Parks Pavilion	195 South Broadway
PL	Plummer Building	100 Second Avenue S.W.
PP	Saint Marys Power Plant	1216 Second Street S.W.
PR	Prospect Utility Plant	233 Third Street N.W.
Q4	RPS Alt Learning Center	37 Woodlake Drive SE
Q5	Cascade Meadow	2900 19th Street NW
RE	Employee East Park. Ramp (RMH)	110 First Avenue N.W.
RW	Employee Ramp West (Downtown)	515 West Center Street

Building Code	Building Description	Address
SE	Mayo Family Clinic Southeast	4544 Canal Place S.E.
SF	Signature Flight Support	7300 Brataas Drive S.W.
SG	Service Building	1216 Second Street S.W.
SI	Siebens Building	100 Second Avenue S.W.
SN	Mayo Support Center North	4001 41st Street N.W.
SS	Mayo Support Center South	4001 41st Street N.W.
ST	Stabile Building	150 Third Street S.W.
SU	Superior Drive Support Center	3050 Superior Drive N.W.
SW	South Warehouse	515 Third Avenue S.E.
SX	Mayo Clinic Express Care South	500 Crossroads Drive S.W.
TD	Technology Drive Center	3434 Technology Drive N.W.
TF	3551 Building	3551 Commercial Drive SW
TH	3939 Warehouse	3939 Valley High Drive N.W.
TN	Marvin Building	2915 Valleyhigh Drive
TO	201 Building	201 First Avenue S.W.
TS	Discovery Square 2	215 2nd Avenue SW
TW	Technology Drive Warehouse	3448 Technology Drive N.W.
US	Utility Tunnels & Subways	
V2	Valley High Bus. Center North	3535 40th Avenue N.W.
VH	Valley High Bus. Center South	3425 40th Avenue N.W.
VR	Mary Brigh Parking Ramp	1216 Second Street S.W.
W1	Walters Rental House 1	310 Eighth Avenue S.W.
W2	Walters Rental House 2	314 Eighth Avenue S.W.
WC	Wilson Cottage	915 Walnut Hill N.W.
WE	West 41st St Professional	3055 41st Street N.W.
WF	Wells Fargo Center	21 First Street S.W.
WH	Walters House	304 Eighth Avenue S.W.
WI	Wilson House	915 Walnut Hill N.W.
WR	Generose Parking Ramp	1216 Second Street S.W.
WS	Warehouse 600	3651 Valleyhigh Drive NW
WT	Warehouse 2535	2535 Highway 14 West

SECTION

D

UNIFIED DEVELOPMENT *CODE EXCERPTS*

Click [here](#) for access to the full
Unified Development Code

M. MX-D – Mixed Use Downtown

1. Purpose

The MX-D district is intended to provide for the highest intensity of commercial, residential, and institutional development within the City, resulting in a mixture of uses that optimize public facilities and contribute to a vibrant downtown area. The MX-D district has three subdistricts as described below:

a. Purpose of Fringe Subdistrict

The MX-D Fringe subdistrict is intended for less intensive commercial and service uses that are necessary or tend to support and enhance the activities within the Central Business subdistrict.

b. Purpose of Medical Subdistrict

The MX-D Medical subdistrict is intended to preserve and enhance medical facilities and major public and quasi-public uses, along with related supporting uses, in the vicinity of the St. Mary’s Hospital and medical campus.

c. Purpose of Business Subdistrict

The MX-D Business subdistrict is intended to promote the goals of the Downtown Rochester Master Plan. It is intended for the highest intensity of concentrated and integrated retail, financial, office, service, and entertainment uses, with an emphasis on pedestrian amenities.



2. Dimensional Standards

Table 200.03-13 MX-D Lot and Building Standards				
Subdistricts		Fringe	Medical	Business
Lot Dimensions (Minimum)				
A	Lot Area	None	None	None
B	Lot Width	None	None	None
Building Setbacks (Minimum in feet)				
C	Front [1]	None	None	None
D	Interior Side	None	None	None
	Street Side	None	None	None
E	Minimum Sum of Interior Side Yards	None	None	None
F	Rear	None	None	None
Building/Structure Height (Maximum in feet)				
G	Primary Structure	135	185	235
H	Accessory Structure	30	30	30
NOTES				
[1] A front yard or 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 the R-1 or R-2 district.				

Chapter 60.300: Use Regulations

Section 60.300.010 Introduction

Section 60.300.010D: Relation to Local, State, or Federal Laws

2. All uses required by any local, state, or federal government to have an approval, license, or permit to operate are required to have that local, state, or federal approval, license, or permit at the time the use is established.

3. Allowed Uses Table

Table 300.01-1 Allowed Uses Table																				
S = Staff approval; P = Planning Commission approval; C = City Council approval; V = vacant use; I = interim use; A = accessory use; T = temporary permit; Blank cell = prohibited; Uses with an * = use-specific standards apply																				
Zoning districts and subdistricts (where applicable)	Residential and Agricultural					Mixed Use										Non-Residential			Use-Specific Standards	
	AG	R-1	R-2	R-2x	R-3	R-4	MX-N	MX-S	MX-C	MX-G	MX-I	MX-T		MX-D			BP	LI		SI
												Corridor	Node	Village	Fringe	Medial				
Residential Uses																				
Household Living																				
Dwelling, Single-Family Detached	S	S	S	S																
Dwelling, Twin-Home			S	S	S	S	S													
Dwelling, Attached			S	S	S	S	S	S				S	S	S	S	S				
Dwelling, Duplex, Same Lot			S	S	S	S	S				S	S								
Dwelling, Triplex			S	S	S	S	S				S	S								
Dwelling, Fourplex			S	S	S	S	S				S	S								
Dwelling, Multifamily			S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*			Section 60.300.020B.3	
Dwelling, Live/Work			S	S	S	S	S	S			S	S	S	S						
Dwelling, Cottage Development			S*	S*	S*	S*	S	S			S	S	S						Section 60.300.020B.2	
Manufactured Home Park			P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*			Section 60.300.020B.4	
Group Living																				
Congregate Housing			S	S	S	S	S	S	S	S	S	S	S	S	S	S			Section 60.300.020B.1	
Dormitory														P	P	P			Section 60.300.020B.1	
Medical Stay Dwelling Unit			S	S	S	S	S	S	S	S	S	S	S							
Nursing Home			P*	P*	P	S*	S*	P	S	S	S	S	S	S	S	S			Section 60.300.020B.5	

Chapter 60.300: Use Regulations

Section 60.300.010 Introduction

Section 60.300.010D: Relation to Local, State, or Federal Laws

Table 300.01-1 Allowed Uses Table																					
S = Staff approval; P = Planning Commission approval; C = City Council approval; V = vacant use; I = interim use; A = accessory use; T = temporary permit; Blank cell = prohibited; Uses with an * = use-specific standards apply																					
Zoning districts and subdistricts (where applicable)	Residential and Agricultural						Mixed Use										Non-Residential			Use-Specific Standards	
	AG	R-1	R-2	R-2x	R-3	R-4	MX-N	MX-S	MX-C	MX-G	MX-I	Corridor	Node	Village	Fringe	Medial	Business	BP	LI		SI
Offender Transitional Housing		C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*		Section 60.300.020B.6
Residential Care Facility		S/ P*	S/ P*	S/ P*	S/ P*	S/ P*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*				Section 60.300.020B.7
Public, Institutional, and Civic Uses																					
Art Gallery, Museum, and Library	P	P	P	P	S	S	S	S	S	S	S	S	S	S	S	S	S				
Cemetery	P*	P*	P*	P*	P*	P*															Section 60.300.020C.1
College or University						P		P	P	P	P	P	P	P	P	P	P				
Community Center	P*	P*	P*	P*	P*	P*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*				Section 60.300.020C.2
Community Garden	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*				Section 60.300.020C.3
Correctional Facility											C							C	C	C	
Day Care Facility	S/ P	S/ P*	S/ P*	S/ P*	S/ P*	S/ P*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	P*	P*	P*	Section 60.300.020C.4
Emergency Service	P*	P*	P*	P*	P*	P*	P*	P*	S*	S*	S*	P*	P*	P*	P*	P*	P*	S*	S*	S*	Section 60.300.020C.5
Funeral Home		P	P	P	S*	S*	S	S	S	S	S								S		Section 60.300.020C.6
Medical Facility		P*	P*	P*	P*	P*	S*	S	S	S	S	S	S	S	S	S	S				Section 60.300.020C.7
Place of Worship	S	S	S	S	S	S	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*				Section 60.300.020C.8
Public Park	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	
School	S*	S*	S*	S*	S*	S*	P*	P*	P*	P*	P*	P*			P*						Section 60.300.020C.9
Social Services	P	P*	P*	P*	P*	P*	S*	S	S	S	S	S	S	S	S	S	S				Section 60.300.020C.10

Chapter 60.300: Use Regulations

Section 60.300.010 Introduction

Section 60.300.010D: Relation to Local, State, or Federal Laws

Table 300.01-1 Allowed Uses Table																					
S = Staff approval; P = Planning Commission approval; C = City Council approval; V = vacant use; I = interim use; A = accessory use; T = temporary permit; Blank cell = prohibited; Uses with an * = use-specific standards apply																					
Zoning districts and subdistricts (where applicable)	Residential and Agricultural						Mixed Use										Non-Residential			Use-Specific Standards	
	AG	R-1	R-2	R-2x	R-3	R-4	MX-N	MX-S	MX-C	MX-G	MX-I	Corridor	Node	Village	Fringe	Medial	Business	BP	LI		SI
Specialized Education						S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Commercial Uses																					
Agricultural and Animal Uses																					
Agriculture Production	S	P*	P*	*															S	S	Section 60.300.020D.2
Agriculture Retail	S						S			P									S	S	
Veterinary and Animal Services	S*			S	S	S	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	Section 60.300.020D.27
Entertainment and Recreation																					
Adult Entertainment										S*	S*	S*	S*	S*		S*	S*			Section 60.300.020D.1	
Auditorium or Civic Center	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				
Campgrounds or RV Park	P*									P*											Section 60.300.020D.8
Indoor Entertainment or Recreation					P*	P*	S*	S*	S	S	S	S	S	S	S		S	S	S	S	Section 60.300.020D.12
Indoor Gun Range										C*								C*	C*		Section 60.300.020D.13
Outdoor Entertainment or Recreation						P*		P*	S*	S*	P*	P						S*			Section 60.300.020D.18
Food, Beverage, and Lodging																					
Bar or Tavern							P*	S	S	S*	S	S	S	S	S*	S	S	P	P*		Section 60.300.020D.5
Bed and Breakfast			P*	P*	P*	P*	S	S	S	S	S										Section 60.300.020D.6
Fast Food Restaurant						P*	P*	S*	S	S	S	S	S	S	S	S	S	S	S	S	Section 60.300.020D.9
Hotel or Motel							S	S	S	S	S	S	S	S	S	S		P			

Chapter 60.300: Use Regulations

Section 60.300.010 Introduction

Section 60.300.010D: Relation to Local, State, or Federal Laws

Table 300.01-1 Allowed Uses Table																					
S = Staff approval; P = Planning Commission approval; C = City Council approval; V = vacant use; I = interim use; A = accessory use; T = temporary permit; Blank cell = prohibited; Uses with an * = use-specific standards apply																					
Zoning districts and subdistricts (where applicable)	Residential and Agricultural						Mixed Use										Non-Residential			Use-Specific Standards	
	AG	R-1	R-2	R-2x	R-3	R-4	MX-N	MX-S	MX-C	MX-G	MX-I	Corridor	Node	Village	Fringe	Medial	Business	BP	LI		SI
Neighborhood Food and Service			P	S	S	S	S*	S*	S	S	S	S	S	S	S	S	S				Section 60.300.020D.16
Standard Restaurant						P*	S	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S	S*	S*	Section 60.300.020D.22
Office, Business, and Professional Services																					
Art Studio and Workshop				V		S	S	S	S	S	S	S	S	S	S	S	S				Section 60.300.020D.4
Business or Personal Service				S*	S*	S*	S*	S*	S	S*	S*	S	S	S	S	S	S	S	S		Section 60.300.020D.7
Construction Office									P*										S*	S*	Section 60.300.020D.9
Financial Institution						S	S	S	S	S	S	S	S	S	S	S	S	S	S		
Office				S		P*	S*	S*	S	S	S	S	S	S	S	S	S	S	S		Section 60.300.020D.17
Research and Testing									P	S	S	S	S	S	P*	S	P	S	S	S	Section 60.300.020D.21
Retail Sales																					
Retail, Neighborhood				S	V	S	S*	S*	S	S	S	S	S	S	S	S	S				Section 60.300.020D.23
Retail, Small				P*	P*	S*		S*	S	S	S	S	S	S	S	S	S		S		Section 60.300.020D.24
Retail, Medium								P	S*	S	S	S	S	S			S		S		Section 60.300.020D.25
Retail, Large								P	S*	P*	S*	S*	S*	S*		S*	P	S*			Section 60.300.020D.26
Vehicles and Transportation																					
Air Transportation										C*	C*								P*	P*	Section 60.300.020D.3
Automotive Center							P	P	S					S			S	S	S		
Automotive Repair Services, Major								P	S								P	S	S		

Chapter 60.300: Use Regulations

Section 60.300.010 Introduction

Section 60.300.010D: Relation to Local, State, or Federal Laws

Table 300.01-1 Allowed Uses Table																						
S = Staff approval; P = Planning Commission approval; C = City Council approval; V = vacant use; I = interim use; A = accessory use; T = temporary permit; Blank cell = prohibited; Uses with an * = use-specific standards apply																						
Zoning districts and subdistricts (where applicable)	Residential and Agricultural						Mixed Use									Non-Residential			Use-Specific Standards			
	AG	R-1	R-2	R-2x	R-3	R-4	MX-N	MX-S	MX-C	MX-G	MX-I	Corridor	Node	Village	Fringe	Medial	Business	BP		LI	SI	
Fueling Station								P*	S*	S*									S	S*	S*	Section 60.300.020D.11
Motor Freight and Warehousing									P	S*	P								P	S*	S*	Section 60.300.020D.14
Motor Vehicle Sales, Leasing or Storage									S	S*									S*	S*	S	Section 60.300.020D.15
Parking Garage					A*	A*				A*	S*	C*	C*	C*	C*	C*	C*	A*	A*	A*	Section 60.300.020D.19	
Parking Lot	A	A*	A*	A*	A*	A*	A*	A*	S	S	S	C*	C*	C*	I	I	I	S	S	S	Section 60.300.020D.20	
Public Transportation Dispatch Facility									S	P	P	P	S			P	P	S	S	S		
Railroad Transportation																				S		
Industrial Uses																						
Manufacturing, Processing, and Commercial Services																						
Artisan Manufacturing							S	S	S	S	P	S	S	S	S	S	S					
Heavy Commercial Services									S	S	P							P	S	S		
Heavy Industry																				S*	Section 60.300.020E.1	
Light Industry										P								S	S	S		
Recycling Transfer Facility									S	S	S							P	S	S		
Repair and Maintenance Shop				P*			S*	S*	S*	S*	S*	S*	S*					S	S	S	Section 60.300.020E.4	
Storage and, Distribution, and Wholesaling																						
Junkyard																				C*	Section 60.300.020E.2	

Chapter 60.300: Use Regulations

Section 60.300.010 Introduction

Section 60.300.010D: Relation to Local, State, or Federal Laws

Table 300.01-1 Allowed Uses Table																						
S = Staff approval; P = Planning Commission approval; C = City Council approval; V = vacant use; I = interim use; A = accessory use; T = temporary permit; Blank cell = prohibited; Uses with an * = use-specific standards apply																						
Zoning districts and subdistricts (where applicable)	Residential and Agricultural						Mixed Use										Non-Residential			Use-Specific Standards		
	AG	R-1	R-2	R-2x	R-3	R-4	MX-N	MX-S	MX-C	MX-G	MX-I	Corridor	Node	Village	Fringe	Medial	Business	BP	LI		SI	
Self Service Storage Facility									P*	S*	S								P*	S*	S	Section 60.300.020E.6
Wholesale Facility									S*	S*	P								S*	S*	S*	Section 60.300.020E.7
Resource and Extraction																						
Landfill																					C	
Quarry	C*																			C*	C*	Section 60.300.020E.3
Sand or Gravel Excavation	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	I*	C*	C*	C*		Section 60.300.020E.5
Utility, Communication, and Energy Uses																						
Commercial Wireless Telecommunication Service (CWTS)																						Section 60.300.020F.1
Co-Located on Existing Structure	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	
Freestanding	P*						P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	
Stealth on Existing Structure	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	
Communications Tower								P	P	P	P	P	P	P	S	P	P	S	S	S		
Geothermal Energy System	P	A*	A*	A*	A*	A*	A	A	A	A	A	A	A	A	A	A	A	A	A	P	P	
Solar Collector, Ground- or Building-Mounted	P*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	P*	P*	P*	Section 60.300.020F.2
Utility, Major	C*						C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	Section 60.300.020F.3
Utility, Minor	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	

Chapter 60.300: Use Regulations

Section 60.300.010 Introduction

Section 60.300.010D: Relation to Local, State, or Federal Laws

Table 300.01-1 Allowed Uses Table																						
S = Staff approval; P = Planning Commission approval; C = City Council approval; V = vacant use; I = interim use; A = accessory use; T = temporary permit; Blank cell = prohibited; Uses with an * = use-specific standards apply																						
Zoning districts and subdistricts (where applicable)	Residential and Agricultural						Mixed Use										Non-Residential			Use-Specific Standards		
	AG	R-1	R-2	R-2x	R-3	R-4	MX-N	MX-S	MX-C	MX-G	MX-I	Corridor	Node	Village	Fringe	Medial	Business	BP	LI		SI	
Wind Energy Conversion System (WECS), Ground- or Building-Mounted	P*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	P*	P*	P*	Section 60.300.020F.3	
Accessory Uses and Structures																			Section 60.300.020G.1			
Accessory Dwelling Unit	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*				Section 60.300.020G.5	
Animal Husbandry	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*				Section 60.300.020G.6	
Billboard										A*										A*	Section 60.300.020G.7	
Drive-in Facility								A*	A*	A*	A*	A*	A*					A*	A*	A*	Section 60.300.020G.8	
Electric Vehicle Charging Station	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
Fuel Tank	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	Section 60.300.020G.9
Garage	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*				Section 60.300.020G.10	
Greenhouse	A	A*	A*	A*	A*	A*	A	A	A	A								A	A	A	Section 60.300.020G.11	
Home Occupation	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*				Section 60.300.020G.12	
Outdoor Eating Area				A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*			Section 60.300.020G.13	
Recreational Vehicle Parking	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*								A*	A*	A*	Section 60.300.020G.14	
Recycling Drop Box					A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	Section 60.300.020G.15	
Related Service Facility	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	Section 60.300.020G.16	

Chapter 60.300: Use Regulations

Section 60.300.010 Introduction

Section 60.300.010D: Relation to Local, State, or Federal Laws

Table 300.01-1 Allowed Uses Table																					
S = Staff approval; P = Planning Commission approval; C = City Council approval; V = vacant use; I = interim use; A = accessory use; T = temporary permit; Blank cell = prohibited; Uses with an * = use-specific standards apply																					
Zoning districts and subdistricts (where applicable)	Residential and Agricultural						Mixed Use										Non-Residential			Use-Specific Standards	
	AG	R-1	R-2	R-2x	R-3	R-4	MX-N	MX-S	MX-C	MX-G	MX-I	Corridor	Node	Village	Fringe	Medial	Business	BP	LI		SI
Residence for Caretaker or Security Guard									A*	A*								A*	A*	A*	Section 60.300.020G.17
Residential Management or Sales Office		A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*	A*				Section 60.300.020G.18
Swimming Pool or Tennis Court	A	A*	A*	A*	A*	A*	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Section 60.300.020G.19
Urban Agriculture	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Section 60.300.020G.20
Temporary Uses																					
Carnival or Festival	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	Section 60.300.020H.1
Contractor's Office and Yard	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	Section 60.300.020H.2
Food Truck	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	Section 60.300.020H.3
Garage Sale	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	Section 60.300.020H.4
Seasonal Sales	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*	Section 60.300.020H.5
Storage Container	T*	T*	T*	T*	T*	T*	T*	T*	A*	A*							A*	A*	A*	Section 60.300.020H.6	

Chapter 60.400: Development Standards and Incentives

Section 60.400.020 Dimensional Standards

Section 60.400.020E: General Dimensional Standards

Table 400.02-1 Agricultural and Residential Zoning Districts						
	AG	R-1	R-2	R-2x	R-3	R-4
Public Right-of-Way						
Minimum Landscape Area	None	50%	40%	40%	35%	25%
NOTES						
[1] A lot that has a street side yard within 25 feet of a front yard on an adjacent lot shall be set back 25 feet from the common lot line and the street side yard line.						
[2] On any lot where a street side setback abuts a side lot line in any district other than and R-1 or R-2 district, the street side setback within 25 of the abutting side lot line, a setback at least equal to one-half the width to the front yard setback on the abutting lot shall be provided. On any lot where a street side setback abuts a side lot line of a lot in the R-1 or R-2 district, a setback at least equal in width to the front yard required in the adjacent R-1 or R-2 district shall be provided.						
[3] Lots on cul-de-sacs must also comply with Section 60.400.040C.3.f, Cul-de-Sacs.						
[4] See Section 60.400.020D.5, Existing Small Lots.						
[5] Accessory buildings/structures facing a street shall be setback a minimum of 10 feet from the street side lot line, except for garages accessed from the side street, which shall be set back a minimum of 20 feet from the street side lot line.						
[6] 24 feet for Accessory Dwelling Units.						

2. Mixed Use Zoning Districts

Table 400.02-2 Mixed Use Zoning Districts											
	MX-N	MX-S	MX-C	MX-G	MX-I	MX-T [1]			MX-D		
						Corridor	Node	Village	Fringe	Medical	Business
Lot Dimensions (Minimum)											
Lot Area	None	None	None	None	None	None			None		
Lot Width	None	None	None	None	None	None			None		
Building Setbacks (Minimum/Maximum, in feet)											
Front	0 / 15	0 / 15	None	15	15	None			None		
Street Side [2]	7	7	None	7	7	2			None		
Interior Side	5	None	None	None	10	5			None		
Sum of Interior Sides	10	None	None	None	None	10	0	5	None		
Rear	5	None	7	None	8	5	0	5	None		
Building/Structure Height (Maximum in feet)											
Primary Structure	24	36	48	60	70	65	85	95	135	185	235

Chapter 60.400: Development Standards and Incentives

Section 60.400.020 Dimensional Standards

Section 60.400.020E: General Dimensional Standards

Table 400.02-2 Mixed Use Zoning Districts											
	MX-N	MX-S	MX-C	MX-G	MX-I	MX-T [1]			MX-D		
						Corridor	Node	Village	Fringe	Medical	Business
Accessory Structure	15 [3]	15 [3]	15 [3]	25	25	30	30	30	30	30	30
Other Standards											
Maximum Building Length	None	None	None	None	None	300	300	300	None		
Maximum Floor Area Ratio	0.5	2.0	0.7	1.0	1	4	5	5	None		
Minimum Landscape Area	25%	15%	20%	15%	20%	5%	5%	5%	5%	8%	0%
NOTES											
[1] Section 60.200.030L.3, Additional District Standards contains additional limits on minimum building height, maximum building setbacks, and requirements for the creation of pedestrian-oriented spaces in the front setback area.											
[2] On any lot where a street side setback abuts a side lot line in any district other than and R-1 or R-2 district, the street side setback within 25 of the abutting side lot line, a setback at least equal to one-half the width to the front yard setback on the abutting lot shall be provided. On any lot where a street side setback abuts a side lot line of a lot in the R-1 or R-2 district, a setback at least equal in width to the front yard required in the adjacent R-1 or R-2 district shall be provided.											
[3] 24 feet for Accessory Dwelling Units.											

3. Non-Residential Zoning Districts

Table 400.02-3 Non-Residential Zoning Districts			
	BP	LI	SI
Lot Dimensions (Minimum)			
Lot Area	5 acres [1]	None	None
Lot Width	None	None	None
Building Setbacks (Minimum in feet)			
Front	25	25	25
Street Side [2]	12	12	12
Interior Side	None	None	None
Sum of Interior Sides	None	None	None
Rear	10 [3]	10	None
Building/Structure Height (Maximum in feet)			
Primary Structure	None [4]	40 [5]	50 [5]
Accessory Structure	None	None [6]	None [7]

Chapter 60.400: Development Standards and Incentives

Section 60.400.080 Parking, Loading, and Stacking
Vehicle Parking Required

Section 60.400.080E: Minimum and Maximum

3. Parking and Loading for Unlisted Uses

For uses not expressly listed in Table 400.08-1, *Minimum and Maximum Vehicle Parking Required*, the Community Development Director shall determine minimum parking requirements based on:

- a. Apply the minimum vehicle parking requirement in Table 400.08-1 for the listed use that is deemed most similar to the proposed use (based on operating characteristics, the most similar related occupancy classification, or other factors determined by the Community Development Director);
- b. Establish the minimum vehicle parking requirement by reference to parking resources published by the Institute of Traffic Engineers (ITE) or other acceptable source of parking demand data; or
- c. Establish the minimum vehicle parking requirement based on a Travel Demand Management Plan in accordance with Section 60.400.080F.9.

E. Minimum and Maximum Vehicle Parking Required

Unless otherwise provided in this UDC, each development shall provide a number of off-street parking spaces that complies with the requirements of Table 400.08-1, *Minimum and Maximum Vehicle Parking Required*.

Table 400.08-1 Minimum and Maximum Vehicle Parking Required				
DU = Dwelling Unit; BR = Bedroom; Sq. ft. = square feet of enclosed gross floor area (unless stated otherwise); Blank Cell or Use Not Listed = No Requirement				
Use	All Districts Except the MX-D District		MX-D District	
	Minimum	Maximum	Minimum	Maximum
Residential Uses				
Household Living				
Dwelling, Single-Family Detached	1 per DU		1 per DU	
Dwelling, Twin-Home	1 per DU		1 per DU	
Dwelling, Attached	1 per DU	1.5 per DU	1 per DU	1.5 per DU
Dwelling, Duplex, Same Lot	1 per DU		1 per DU	
Dwelling, Triplex	1 per DU		1 per DU	
Dwelling, Fourplex	1 per DU		1 per DU	
Dwelling, Multifamily	0.5 per DU	1.5 per DU	0.5 per DU	1 per 1 BR unit; 1 per 2 BR unit; 1.5 per 3 BR unit; 2 per 4 BR unit or more
Dwelling, Live/Work			0.75 per DU	
Dwelling, Cottage Development	1 per DU	2 per DU	1 per DU	1.5 per DU
Manufactured Home Park	1 per DU	2 per DU	1 per DU	

Chapter 60.400: Development Standards and Incentives

Section 60.400.080 Parking, Loading, and Stacking
Vehicle Parking Required

Section 60.400.080E: Minimum and Maximum

Table 400.08-1 Minimum and Maximum Vehicle Parking Required				
DU = Dwelling Unit; BR = Bedroom; Sq. ft. = square feet of enclosed gross floor area (unless stated otherwise); Blank Cell or Use Not Listed = No Requirement				
Use	All Districts Except the MX-D District		MX-D District	
	Minimum	Maximum	Minimum	Maximum
Group Living				
Congregate Housing	1 per 2 beds	1 per bed	1 per 3 beds	1 per 2 beds
Dormitory	1 per 2 beds		1 per 3 beds	1.5 per bed
Medical Stay Dwelling Unit			1 per DU	2 per DU
Nursing Home	1 per 3 beds	1 per 2 beds	1 per 4 beds	1 per 2 beds
Offender Transitional Housing	1 per 3 beds		1 per 4 beds	
Residential Care Facility	1 per 3 beds	1 per 2 beds	1 per 4 beds	1 per 3 beds
Public, Institutional, and Civic Uses				
Art Gallery, Museum, and Library	1 per 700 sq. ft.	1 per 500 sq. ft. (TOD)	1 per 800 sq. ft.	
Cemetery				
College or University	TDM Plan Required		TDM Plan Required	
Community Center	2 per 1,000 sq. ft.	4 per 1,000 sq. ft.	2 per 1,000 sq. ft.	3 per 1,000 sq. ft.
Correctional Facility	2.5 per 1,000 sq. ft.	5 per 1,000 sq. ft.		
Day Care Facility	2 per 1,000 sq. ft.	4 per 1,000 sq. ft.	1 per 1,000 sq. ft.	
Emergency Service	2.5 per 1,000 sq. ft.	5 per 1,000 sq. ft.	1 per 1,000 sq. ft.	
Funeral Home	2 per 1,000 sq. ft.	4 per 1,000 sq. ft.	1 per 1,000 sq. ft.	3 per 1,000 sq. ft.
Medical Facility	2 per 1,000 sq. ft.	4 per 1,000 sq. ft.	1 per 3 beds	
Place of Worship	1 per 5 seats		1 per 4 seats	
School	1 per 10 seats in the auditorium or main assembly room, or 1 per classroom, whichever is greater			
Social Services	2.5 per 1,000 sq. ft.			
Specialized Education	3 per 1,000 sq. ft.	5 per 1,000 sq. ft.	1 per 1,000 sq. ft.	
Commercial Uses				
Agricultural and Animal Uses				
Agriculture Production	No requirement			
Agriculture Retail	No requirement			
Veterinary and Animal Services	2 per 1,000 sq. ft.		1 per 500 sq. ft. in excess of 4,000 sq.	

SECTION

E

HISTORICAL ZONING CODES CREATING THE MAYO CLINIC SPECIAL DISTRICTS AND DEFINING THE CONTENTS OF THIS REPORT

*ZONING ORDINANCE
#2726 (1991), #3669 (2004),
#3534 (2003), #4052 (2011)*

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: Debra A. Swann
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 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 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 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 Kuznetsov
PRESIDENT OF SAID COMMON COUNCIL

ATTEST: Andy Kaye
CITY CLERK

APPROVED THIS 21ST DAY OF SEPTEMBER, 2004.

Andrew F. Beale
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 6th Avenue NW and the south right-of-way line of Civic Center Drive NW (formerly 5th Street NW) and proceeding southeasterly along said south right-of-way 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 along the centerline of 1st Street NW; thence southerly along the centerline of 1st Avenue NW to its centerline intersection with Center Street; thence westerly along the Center Street centerline to the midblock lot line between 1st Avenue and 2nd Avenue; thence southerly along said midblock 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 the 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 to its centerline intersection with 3rd Street SW; thence westerly along the centerline of 3rd Street SW to its centerline intersection with 7th Avenue SW; thence northerly along the centerline of 7th Avenue SW to its centerline intersection with 2nd Street SW; thence easterly along the centerline of 2nd Street SW to its centerline intersection with 7th Avenue SW; thence northerly along the centerline of 7th

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

Together with:

Beginning at the centerline intersection of 11th Avenue SW and 2nd Street SW, Rochester, MN; thence easterly along the centerline of said 2nd Street SW to the intersection with an approximately north-south line located 106 feet east of the northerly extension of 10th 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 2nd 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 9th Avenue SW; thence northerly along said centerline to the westerly extension of the south line of the east-west alley lying between 2nd Street SW and 3rd 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 3rd Street SW; thence easterly along said centerline to the centerline of 8th Avenue SW; thence southerly along said centerline to the centerline of 4th Street SW; thence easterly along said centerline to centerline of 7th Avenue SW; thence northerly along centerline to the centerline of 2nd Street SW; thence easterly along said centerline to the centerline of 7th Avenue SW running north from 2nd Street SW; thence northerly along said centerline of 7th Avenue SW to the centerline of 1st Street SW; thence westerly along said centerline 235.50 feet; thence southerly parallel with the centerline of 7th Avenue SW, 133 feet; thence westerly parallel with 1st Street SW to the east line of Outlot 4, CUMMINGS ADDITION; thence northerly along said east line to the centerline of 1st Street SW; thence westerly along said centerline to the centerline of 11th 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:

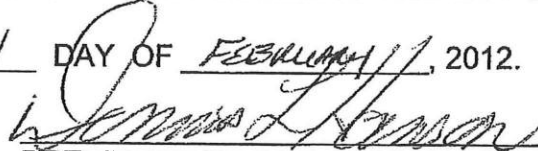
East Medical Transition Subdistrict (MT-E): Beginning at the centerline intersection of 6th Avenue NW and the south right-of-way line of Civic Center Drive NW (formerly 5th Street NW) and proceeding southeasterly along said south right-of-way to its centerline intersection with 2nd Avenue NW; thence south along the centerline of 2nd 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 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 Street NW to its centerline intersection with 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 SW and 2nd Avenue SW; thence southerly along said midblock 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 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 midblock 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 SW 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 LOT 12, BLOCK 16, HEAD AND MCMAHON'S ADDITION; thence northerly along said west property line 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 north-south alley in the block; 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 to its centerline intersection with 2nd Street SW; thence easterly along the centerline of 2nd Street SW to its centerline intersection with 7th Avenue SW; thence northerly along the centerline of 7th Avenue SW to its centerline 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 (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 1st Street NW; thence easterly along the centerline of 1st Street NW to its intersection with the centerline of 7th Avenue NW; thence northerly along 7th Avenue NW to its centerline intersection with 2nd Street NW; thence easterly along the centerline of 2nd Street NW to its centerline intersection with 6th Avenue NW; thence northerly along the centerline of 6th 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 10th Avenue SW and 4th Street SW; thence southerly along the centerline of 10th Avenue SW to its centerline intersection with 6th Street SW; thence westerly along the centerline of 6th 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 6th Street SW; thence easterly along a line parallel to the centerline of 6th Street SW to a point 237.5 feet westerly of the centerline of 10th Avenue SW; thence northerly on a line parallel to the centerline of 10th Avenue SW to the intersection with the centerline extended of 4th Street SW; thence easterly along said extended centerline to the point of beginning.

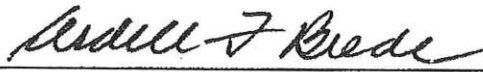
Section 2. This ordinance shall be effective from and after the date of its publication.

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)

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 41st 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: Judy Kay Stewart
CITY CLERK

APPROVED THIS 23 DAY OF JANUARY, 2003.

Lucas F. Breda
MAYOR OF SAID CITY

(Seal of the City of
Rochester, Minnesota)

Ord2000044N MayorSupprnCampus

B|W|B|R

MAYO
CLINIC



OCTOBER 27, 2023