

City of Rochester, MN
April 18 - City Council Update

RIVERFRONT (SMALL) AREA PLAN*

*"Make no small plans"
(A spin on Daniel Burham's famous quote).

architecture
urban design

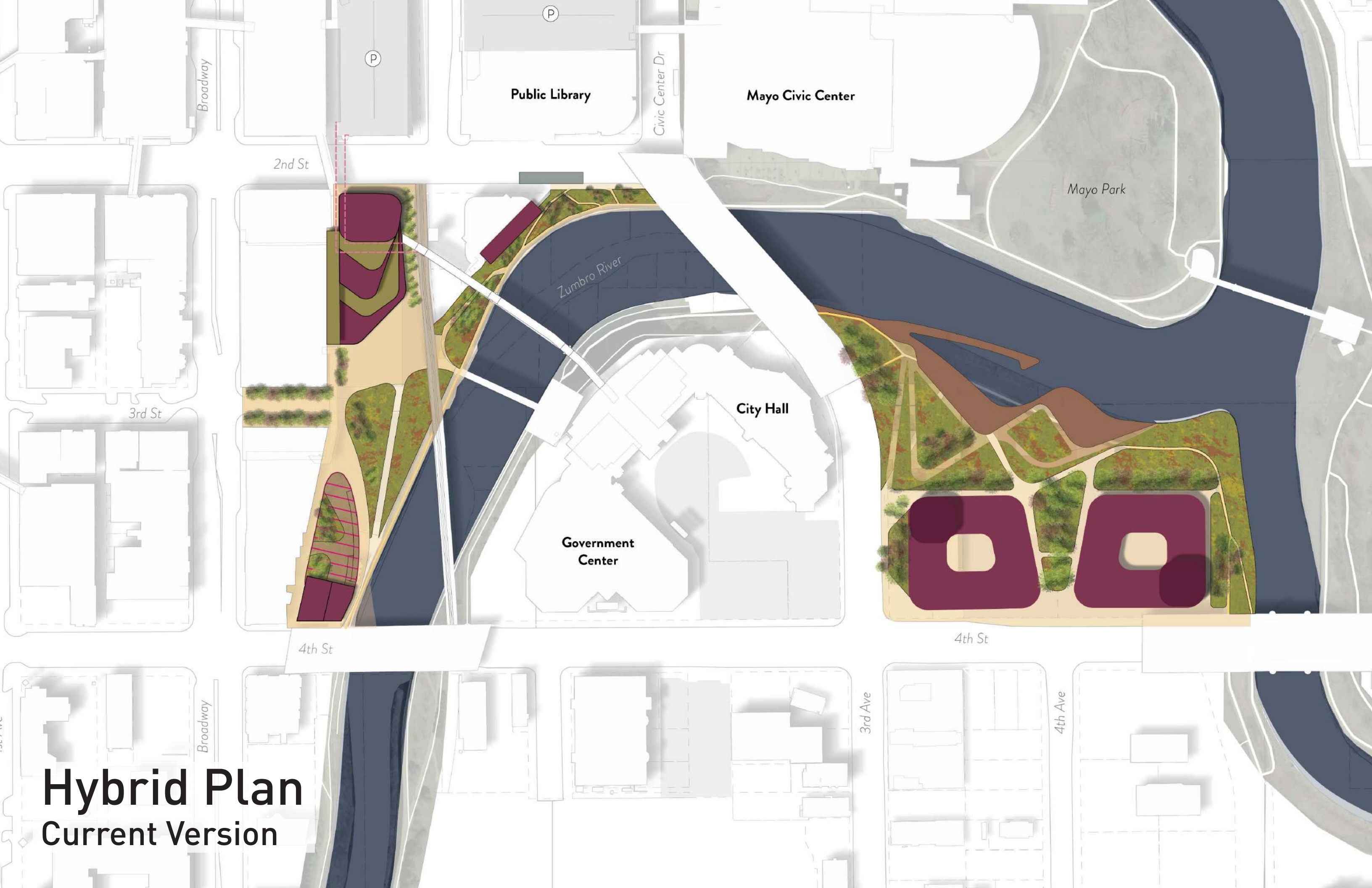
GAMBLE
ASSOCIATES

swa

N NEO
PARTNERS
INC.

omloop
it's all connected

Image: Google Earth

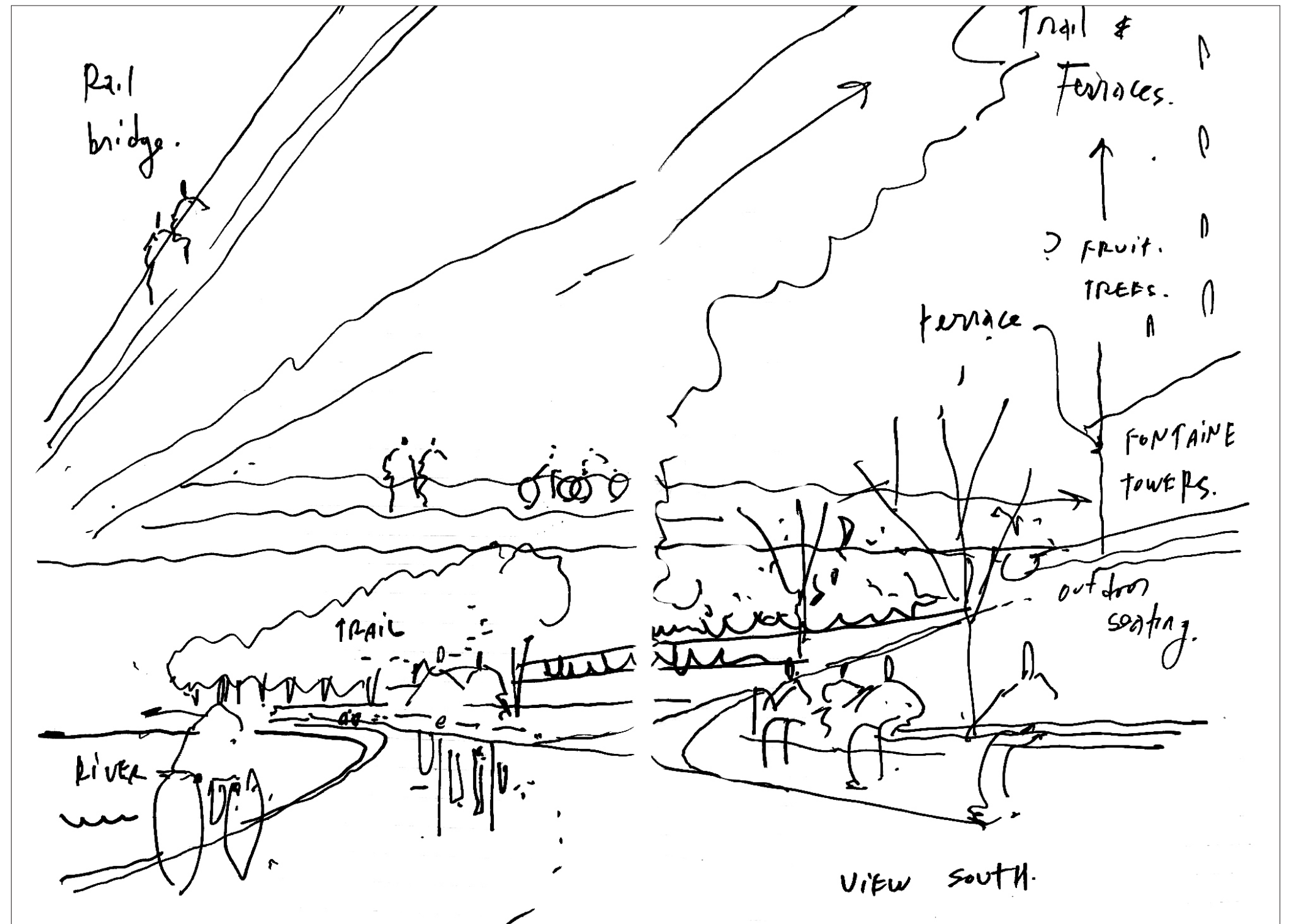


Hybrid Plan

Current Version



Leverage the riverfront as a destination and natural corridor that better connects the trail system to downtown.



Perspective View of Trail Network and Terraces



Support local, diverse businesses and programming that grow entrepreneurial endeavors.



Perspective View of Market Plaza



Ensure universal access to streetscapes, Skyways, Subways, buildings, and the Riverway.



Perspective View of Artisan Alley



Strive for balance; polarizing issues are not helpful. Seek balance of:

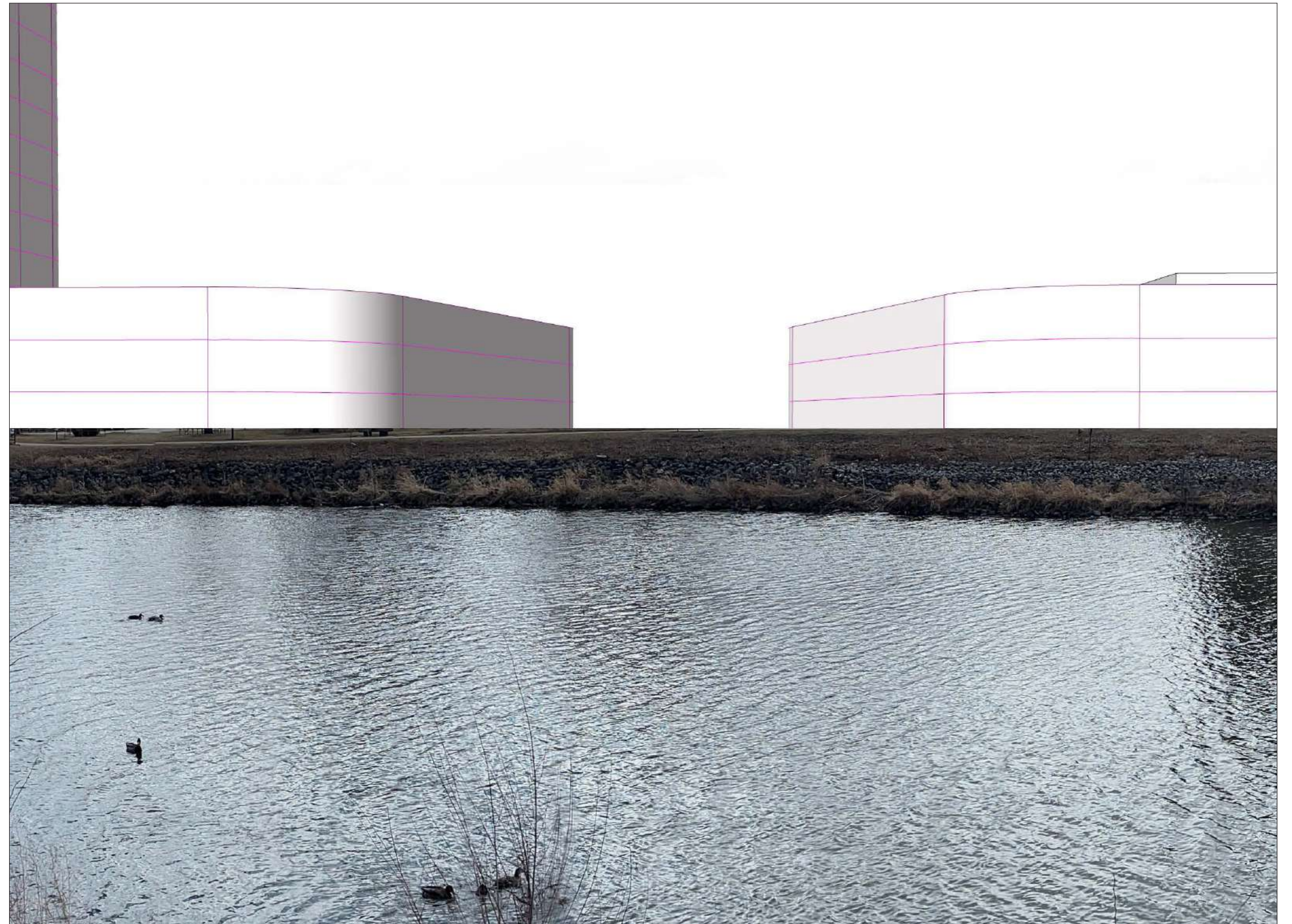
- Open space + development
- New construction + historic preservation
- Public + private space
- Flood protection + river access
- **East + West sites**



Perspective View of Sunken Garden



Forge a new identity for the riverfront that expands economic development opportunities and activates the public realm.

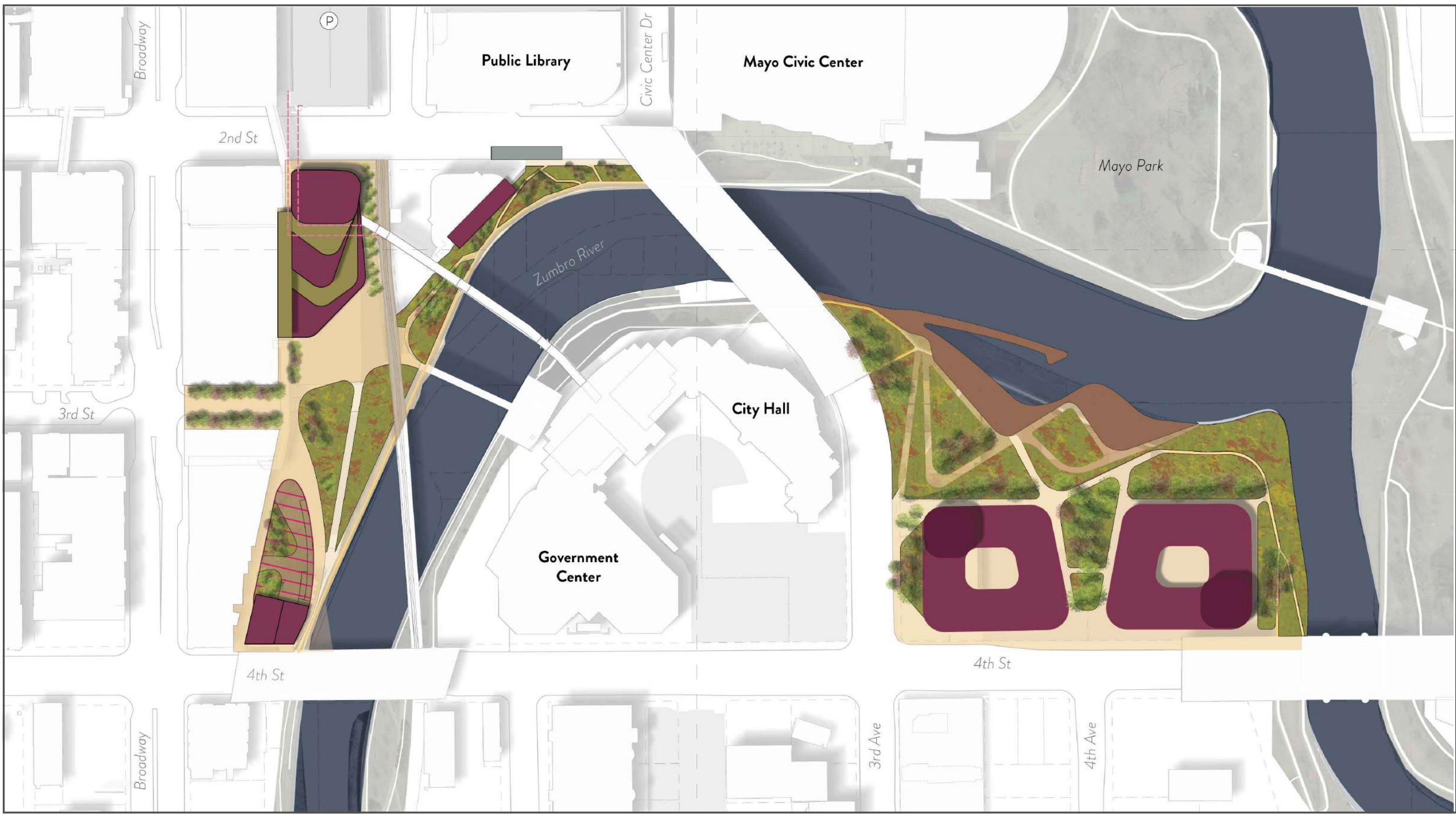


Perspective View of East Waterfront and Plaza



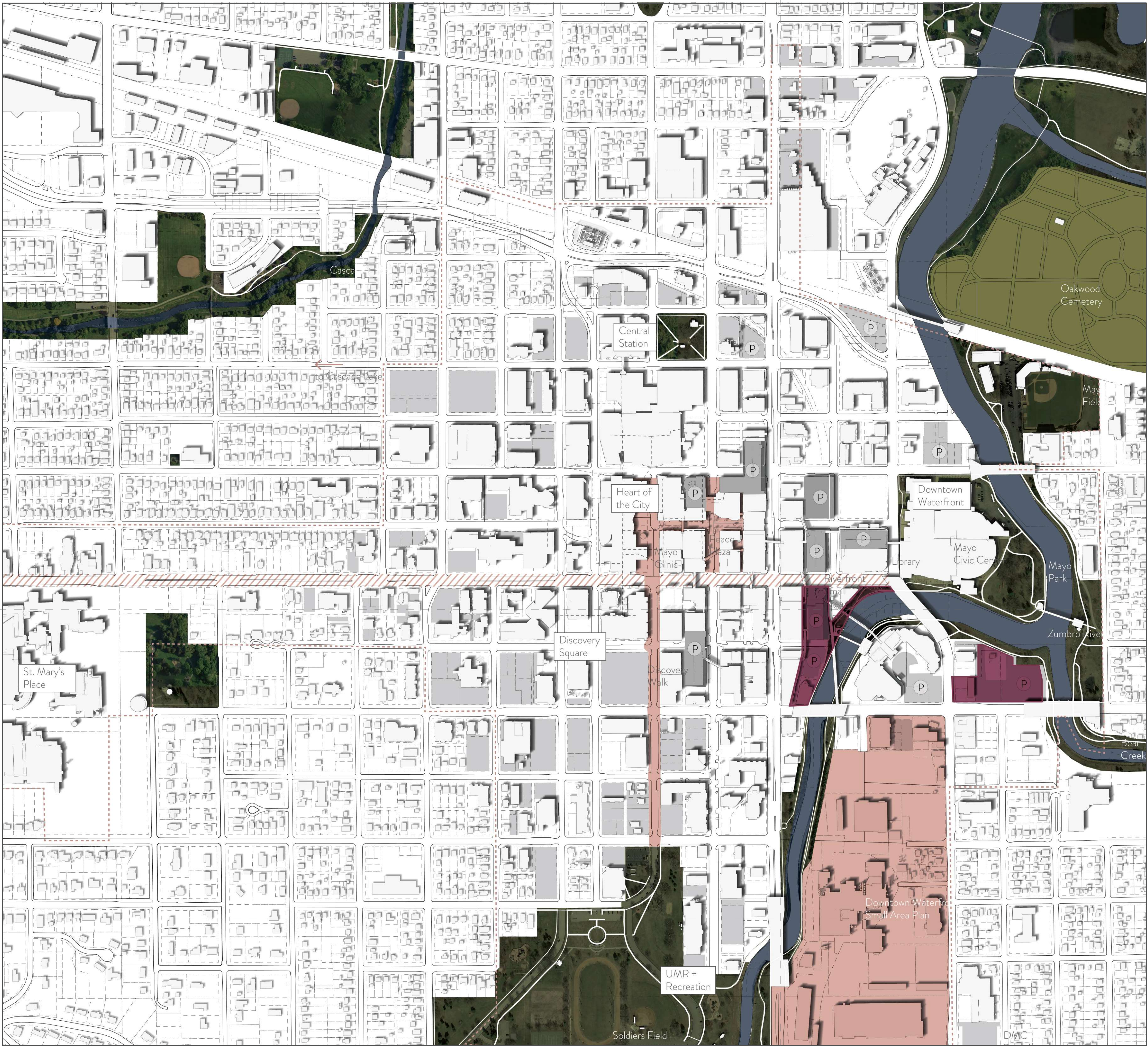
Posters - Precedents
other works by Gamble Associates

ROCHESTER MN RIVERFRONT SMALL AREA PLAN



THE AIM OF THIS PROJECT IS...

to develop a community-driven, market-supported vision for two city-owned downtown waterfront sites, which are primarily used for surface parking today. The plan will link together several civic, cultural and government assets to the heart of downtown Rochester. This Small Area Plan establishes a people-centric place that leverages natural and cultural resources and supports multi-modal connectivity to adjacent areas downtown.



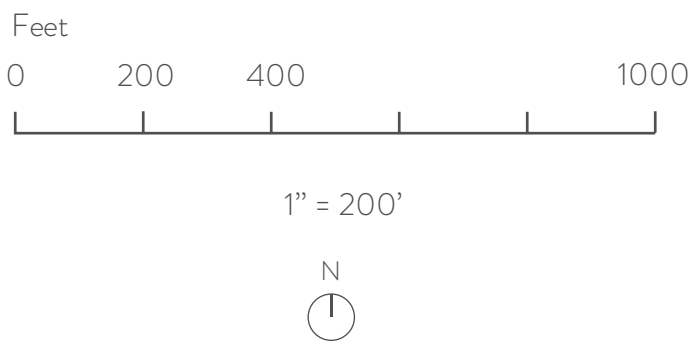
GAMBLE ASSOCIATES
urban design

SWA GROUP
landscape architecture

NEOO PARTNERS
economic development and community engagement

OMLOOP
signage and wayfinding

March 24 2022



DRAFT ROCHESTER MN RIVERFRONT SMALL AREA PLAN

A POCKET GUIDE

to understanding the Riverfront Small Area Plan for Rochester, Minnesota

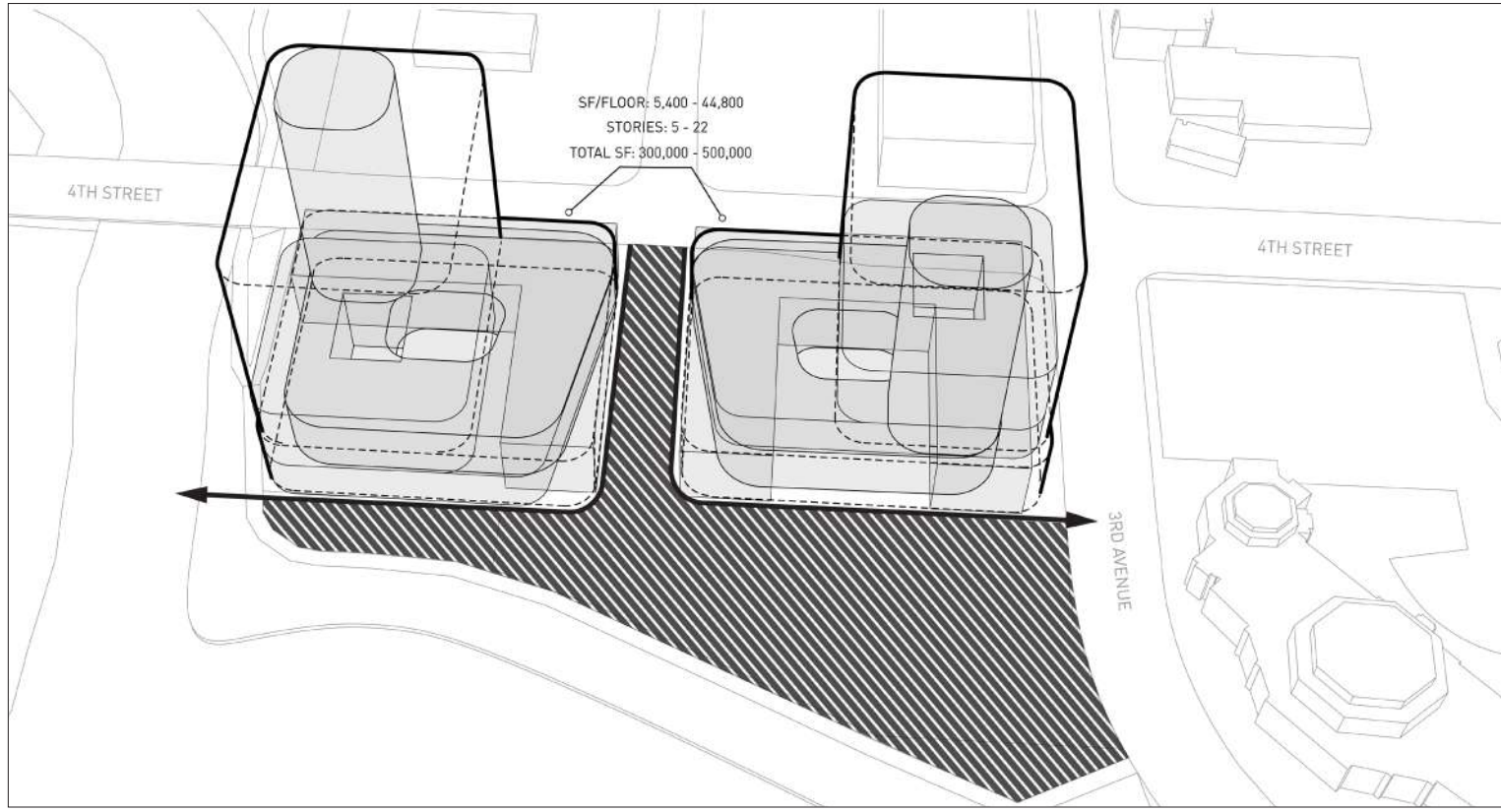
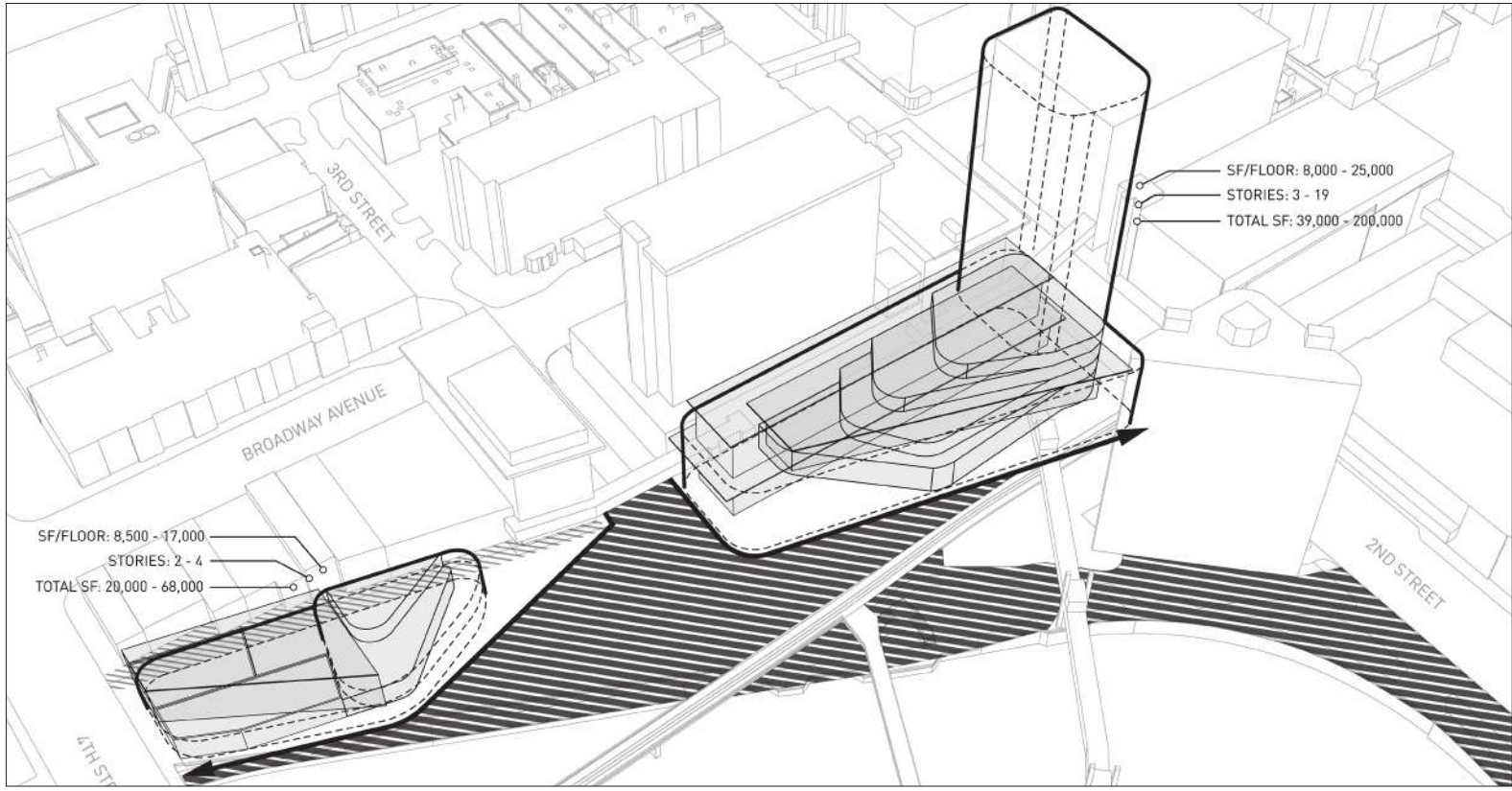


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urban design

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landscape architecture

NEOO PARTNERS
economic development and community engagement

OMLOOP
signage and wayfinding



creating CONNECTIONS

Leverage the riverfront as a destination and natural corridor that better connects the trail system to downtown.

The West Parcel of the Small Area Plan resides at Rochester's "origin point". The Mill Reservation - located between Broadway, Second Street, Fourth Street and the Zumbro River - is where the city began. Growth emanated outward from this strategic location along the banks of the river. While historically the site was one of active production and exchange, today the two-and-a-half-acre site is used for parking. The same is true of the three-acre East Parcel which is covered in asphalt and gravel. Combined, the two sites are over 90% impervious surfaces.

However, Rochester is blessed with recreational trails along the river and adjacent to the Study Area. While the foundations of the system are there, the overall network lacks connectivity.

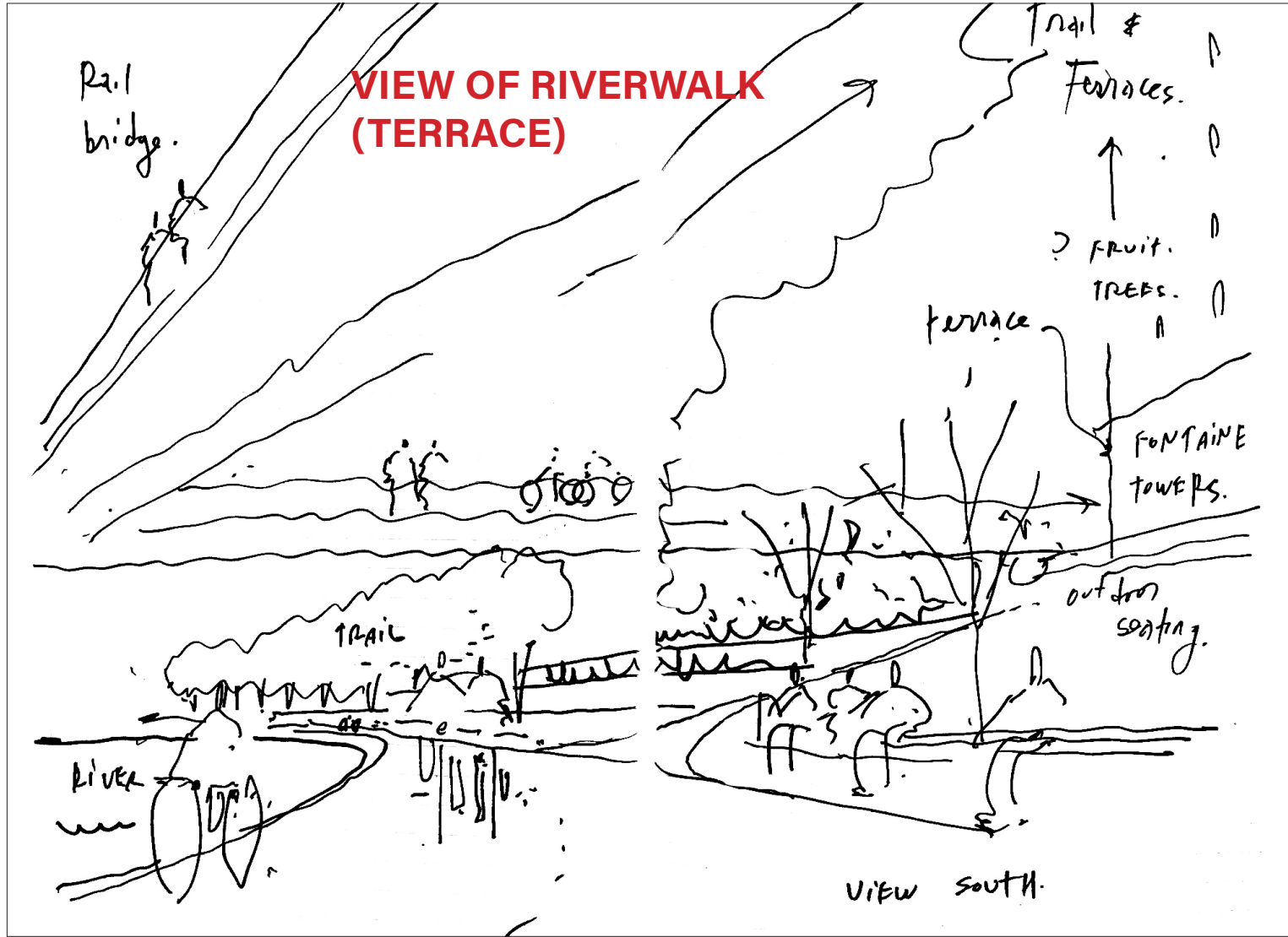


This Small Area Plan improves physical health and wellness by connecting pedestrian and bike networks together and augmenting these with new pathways into the downtown. The circulation system for the two sites facilitates new forms of mobility for people of all abilities and reconnects the downtown to the river.

A goal of reinvesting along the river is to establish seamless transitions between trail amenities and the private properties adjoining them. With new public investment in the public realm, redevelopment sites adjacent to them will emerge. Recreation is a catalyst for economic development and these two sites leverage their relationships along the river to bring people into the grid of the city.



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supporting LOCAL BUSINESSES

Support local, diverse businesses and programming that grow entrepreneurial endeavors.

The Mayo Clinic is an international health care destination for people from across the globe. As the largest economic engine in the state the aura of the institution is immense. In downtown Rochester the clinic constitutes the majority of high-density development. It continues to stimulate new investment as health care, research, education and entrepreneurial activities expand within the framework of the Destination Medical Center.

What if the transformation of these two riverfront sites capitalized on the institutional growth while also providing economic development opportunities that were hyper-local and leveraged the city's increasing diversity?

The success of the Rochester Night Market demonstrates that there is demand for small-scale economic development as a



complement to the large-scale transformations taking place elsewhere downtown. The Zumbro Riverfront offers compelling opportunities for economic activities tied to a market concept. Conversations around a Market Hall have ensued for many years. This Small Area Plan supports these ambitions, and identifies a variety of locations on the West Parcel where such a use can take hold and thrive. Such efforts might take place either in the ground floor of a new, mixed-use buildings or through the adaptive reuse of existing buildings bordered by outdoor courtyards, terraces and gardens. As part of these site's transformations the open spaces provide a signature destination for families, children and the elderly to benefit from the commercial activity and partake in special community events alongside the Zumbro.



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ensuring UNIVERSAL ACCESS

Ensure universal access to streetscapes, Skyways, Subways, buildings, and the Riverway.

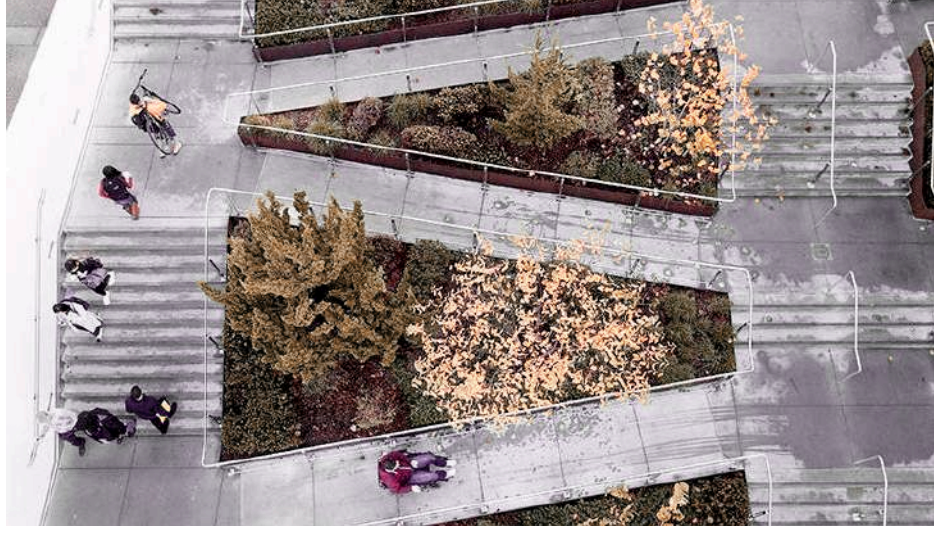
Rochester is unique among American cities. It has not one "Main Street" but three. The interconnected network of second floor bridges forms a climate-controlled experience in the Skyway that links many buildings downtown. Within the Mayo Clinic, the below-grade Subway creates the basis of the visitor experience and building servicing for most of the campus. There is surprising good natural light that periodically filters in from above and the wayfinding is effective. At the street level - where the ground floor entrances of buildings reside - the quality of the streetscape is underwhelming.

Streets can be a city's greatest democratic space. However, the proximity of destinations in downtown Rochester seem farther away from one another than they really are. There is a legible street grid downtown but an absence of continuous tree canopy, gaps in ground floor retail and decades of transpor-



tation engineering decisions geared more towards efficiently moving vehicles rather than people have eroded the quality of Rochester's public realm.

Moreover, within the geography of the Small Area Plan changes in topography limit accessibility. Universal design is needed that acknowledges the need for safe, efficient, clean and well-maintained pathways for people of all mobilities and abilities. The levee wall along the river, while protecting downtown Rochester from flooding, severely limits access to the Zumbro. It is well known that rivers and trails offer wonderful opportunities for active recreation. **However, the current condition of the levee wall requires a design solution that balances flood protection with access to and promotion of the trails.** Strategic modifications to the levee wall push the flood elevation back, enabling a terracing effect that enhances views and creates new public spaces.



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seeking BALANCE

Strive for balance; polarizing issues are not helpful. Seek balance of:

- Open space + development
- New construction + historic preservation
- Public + private space
- Flood protection + river access
- East + West sites

Through efforts of the Rochester Downtown Alliance and others, there are an increasing number of programs that are bringing more and more people downtown. The seasonal events are providing with residents and visitors a new way to see Rochester, and spaces created through this Small Area Plan are part of a larger system of public spaces. They build on recent investments at Peace Plaza, Heart

of the City, Discover Walk, Mayo Park and the Civic Center Plaza among others. When these open spaces along the two waterfront sites are lined with new, private sector development immense opportunities emerge for Rochester to grow towards the Zumbro River as opposed to being merely being defensive against it.



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expand ECONOMIC DEV.

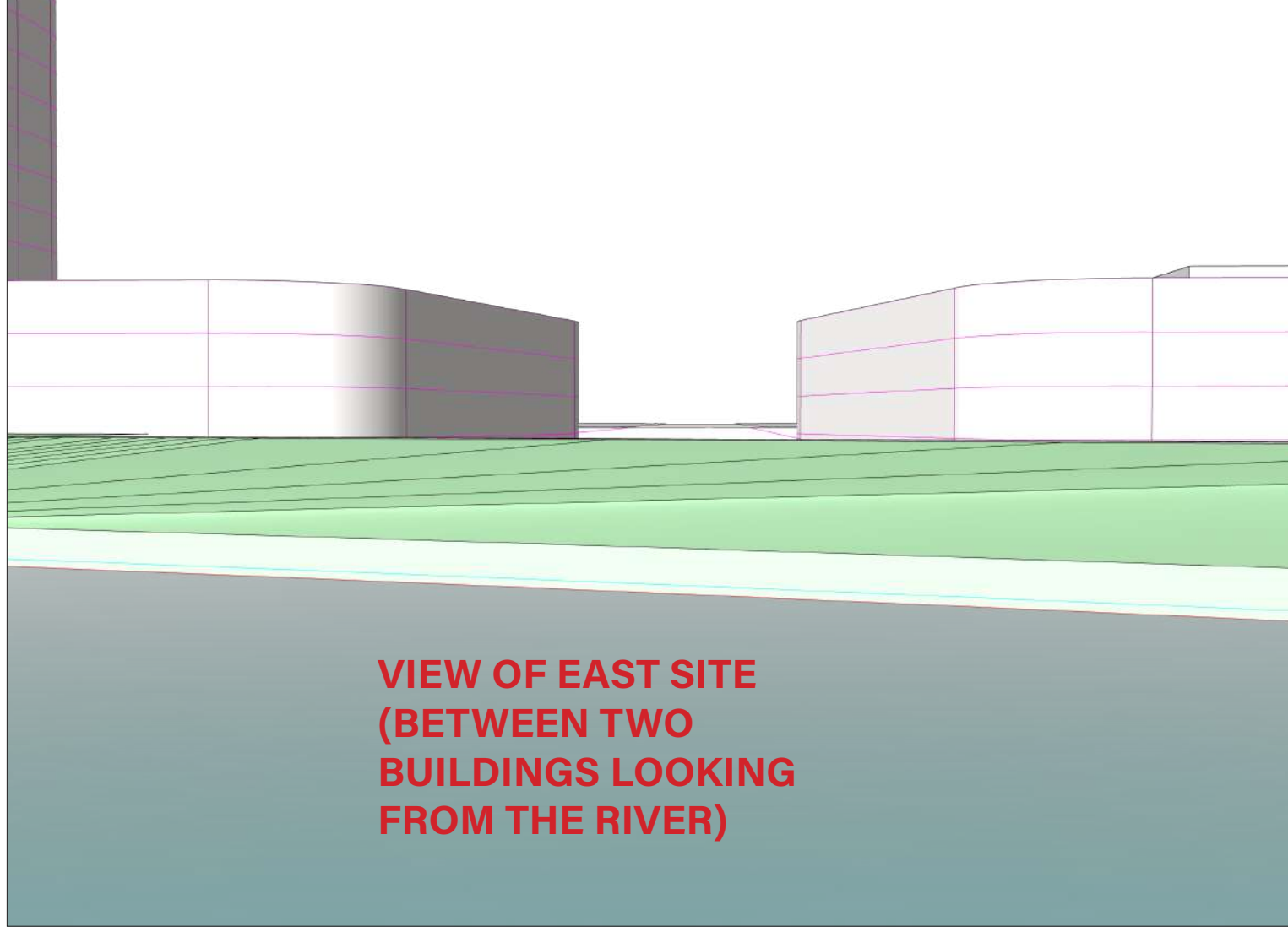
Forge a new identity for the riverfront that expands economic development opportunities and activates the public realm

Towns and cities of all sizes are investing in their downtowns and along their riverfronts. They do so today not for industrial purposes, as in eras past, but to enhance the quality of life for residents, keep existing businesses and attract new ones. Along a waterfront the aura of a city resides, and Rochester is fortunate to have been born along the Zumbro River. This initiative capitalizes on the city's historical legacy by making the past more visible in the design of the public spaces and to reinforce its identity as a river city. From Native American people to the frontier architecture and modern technology of the Mayo Clinic, there are many attributes to highlight in the culture of the city. Unfortunately, evidence of much of the history is hidden from view. Remnants of the former Mill Race that ran through the West

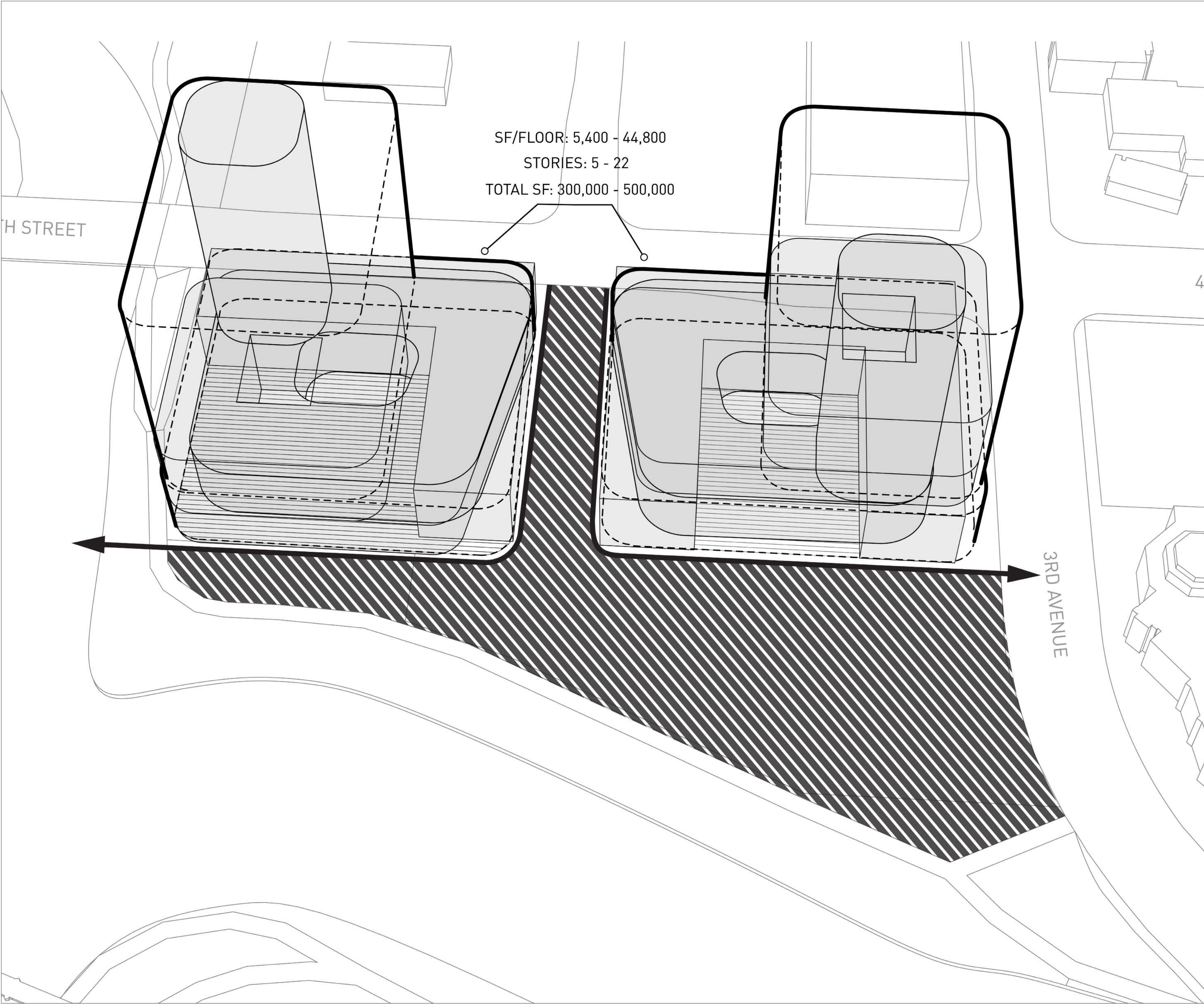
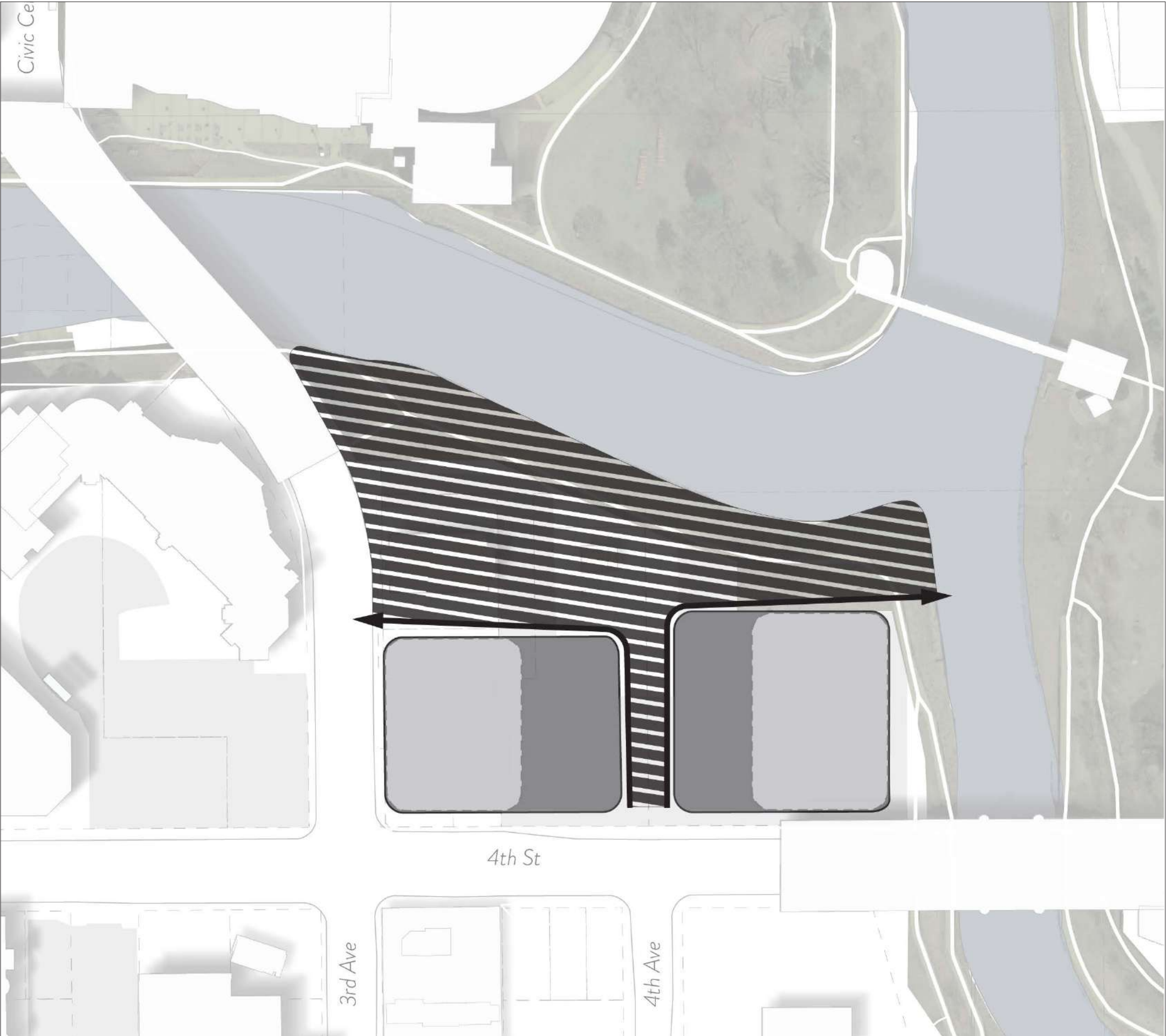
Parcel can be excavated or reinterpreted as an interactive art element as part of a revitalized open space. A series of terraced steps with integrated handicapped-accessible ramps will provide viewing platforms for the bend of the river. New development on the east and west sites will serve as a connecting point between the downtown and the river. The synergies between the two sites have not been fully optimized. Together, they can accommodate between 500,000 - 750,000gsf of new development while still providing celebratory public spaces for gathering of community festivals and events. Rochester's geographic position along the regional trail system is a significant, underappreciated asset and a more superlative public realm adjacent to new development is needed.



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VIEW OF EAST SITE (BETWEEN TWO BUILDINGS LOOKING FROM THE RIVER)



PROJECT

ROCHESTER SMALL AREA PLAN

Rochester, MN 55904

CLIENT

City of Rochester

201 4TH STREET SE
ROCHESTER, MN 55904
(507) 328-2900

URBAN DESIGNER AND ARCHITECT

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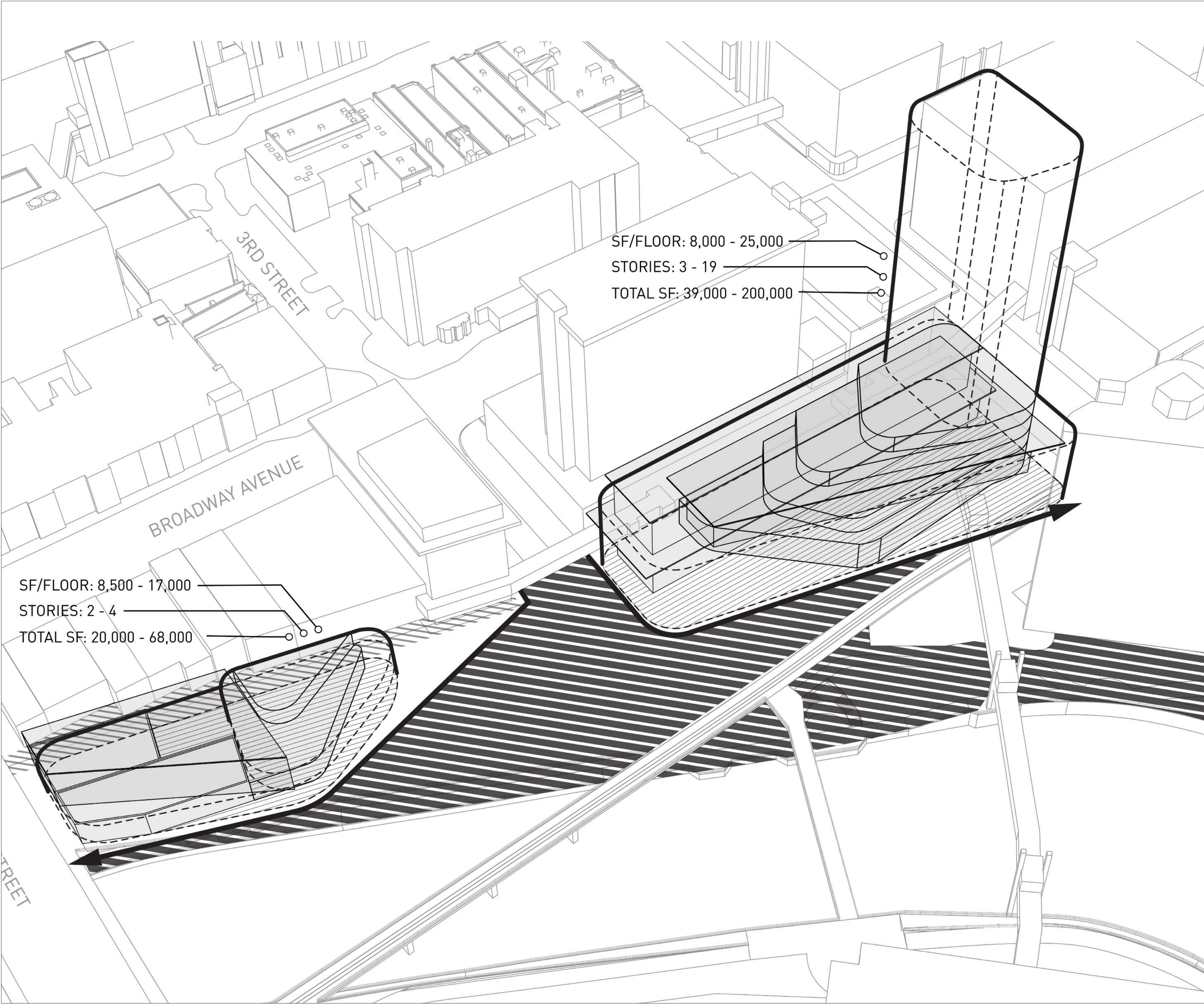
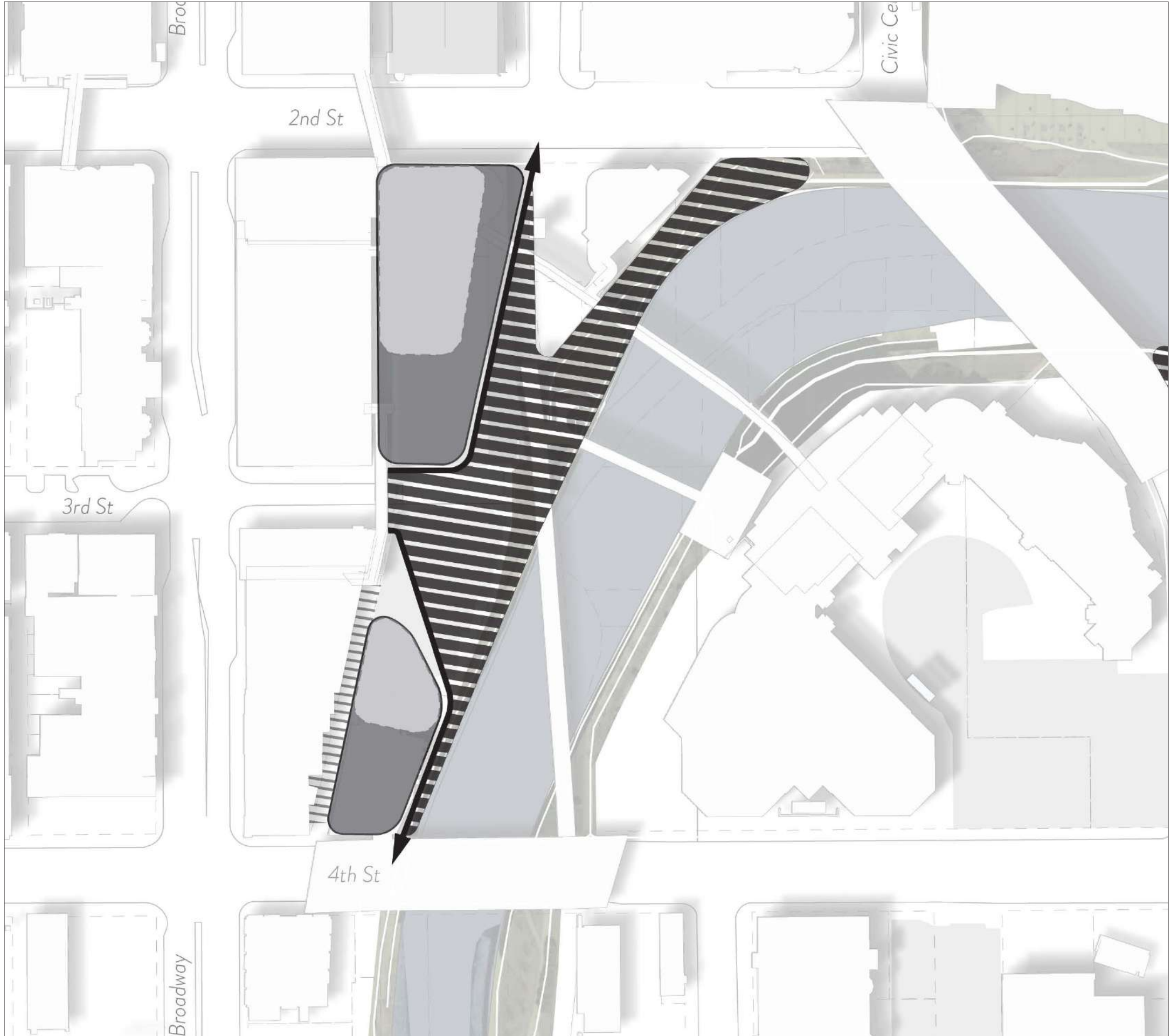
TITLE EAST SITE

DEVELOPMENT PADS

PROJECT NO. -
DRAWN BY VR
CHECKED BY AMA
SCALE -
DATE APRIL 13, 2022

DRAWING NO

RSAP-01



PROJECT

ROCHESTER SMALL AREA PLAN

Rochester, MN 55904

CLIENT

City of Rochester

201 4TH STREET SE
ROCHESTER, MN 55904
(507) 328-2900

URBAN DESIGNER AND ARCHITECT

Gamble Associates

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Omloop
21 BANTRY RD
FRAMINGHAM, MA 02472
(508) 733-6440

TITLE WEST SITE

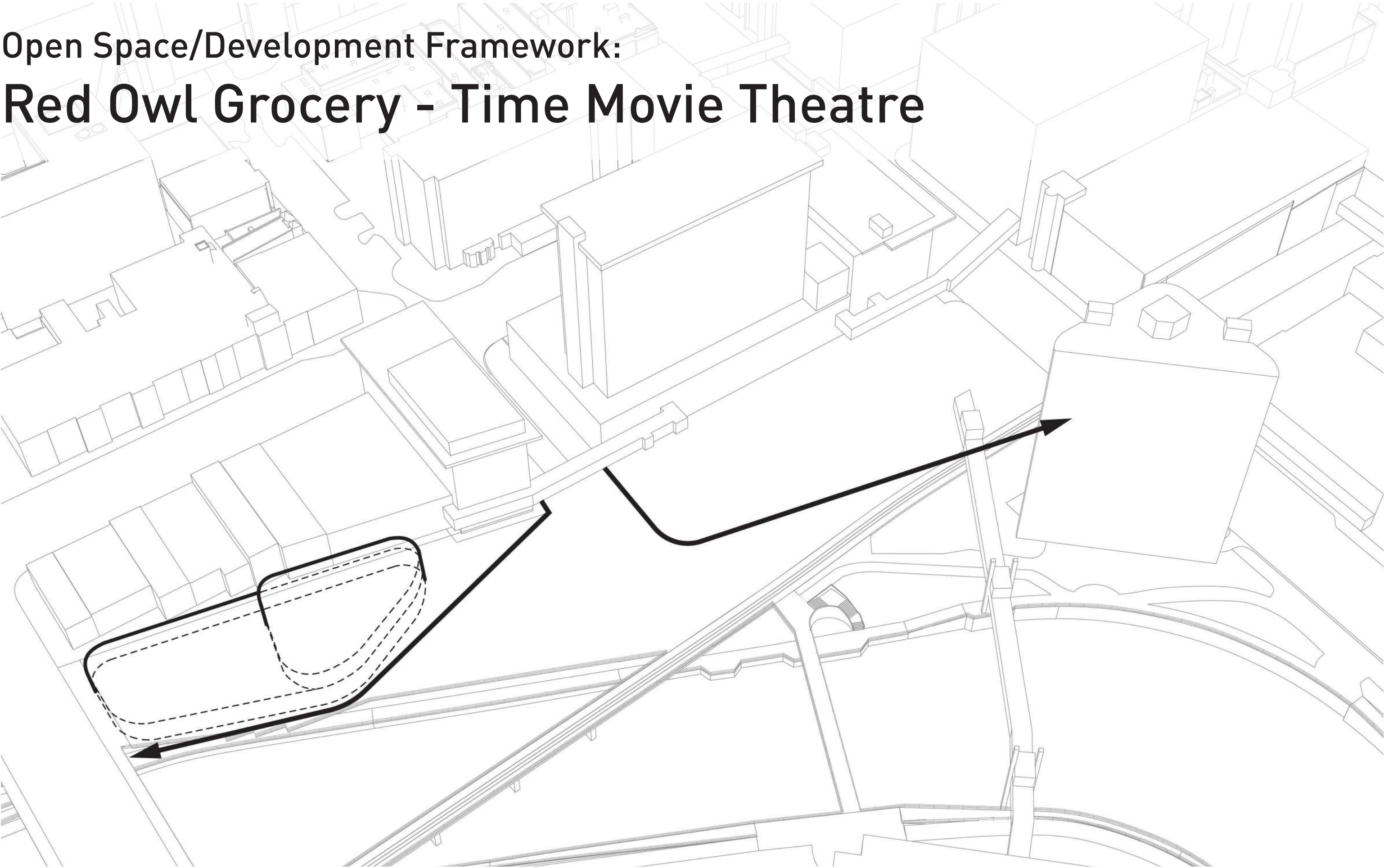
DEVELOPMENT PADS

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CHECKED BY AMA
SCALE -
DATE APRIL 13, 2022

DRAWING NO

RSAP-02

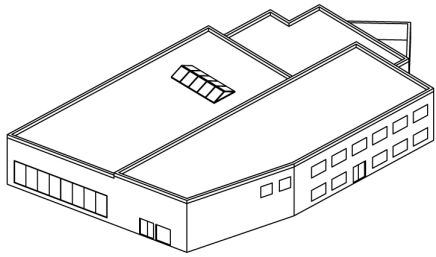
Open Space/Development Framework:
Red Owl Grocery - Time Movie Theatre



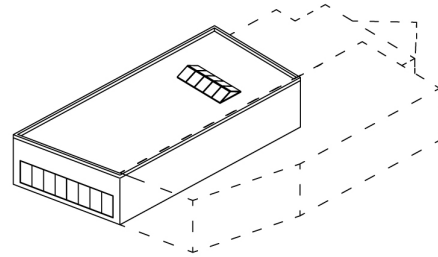
Redevelopment Spectrum

3/10/22 PUBLIC PRESENTATION

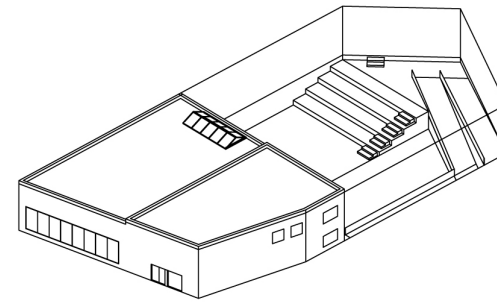
Rehabilitation



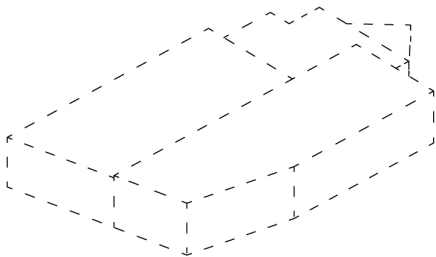
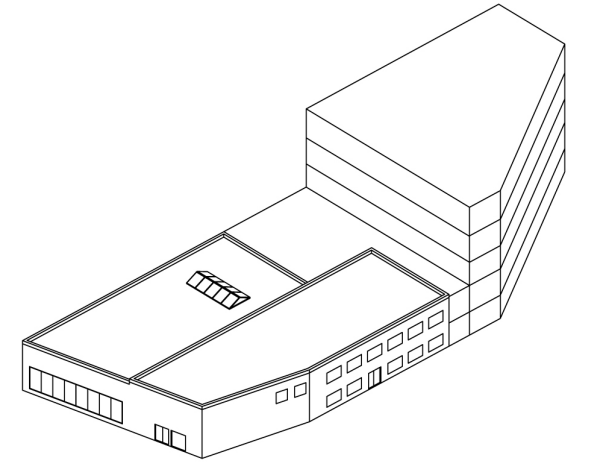
Demolish Partial



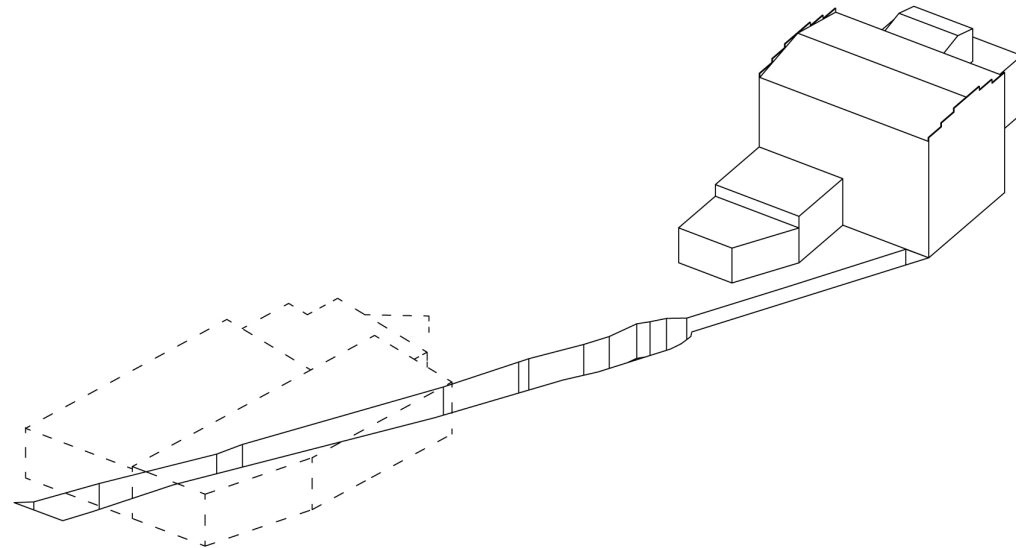
Demolish Partial w/ Terrace



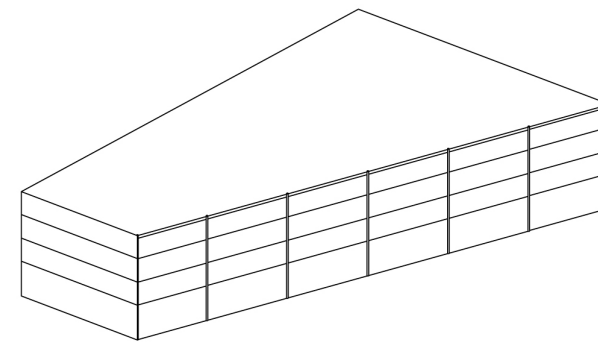
Building Addition



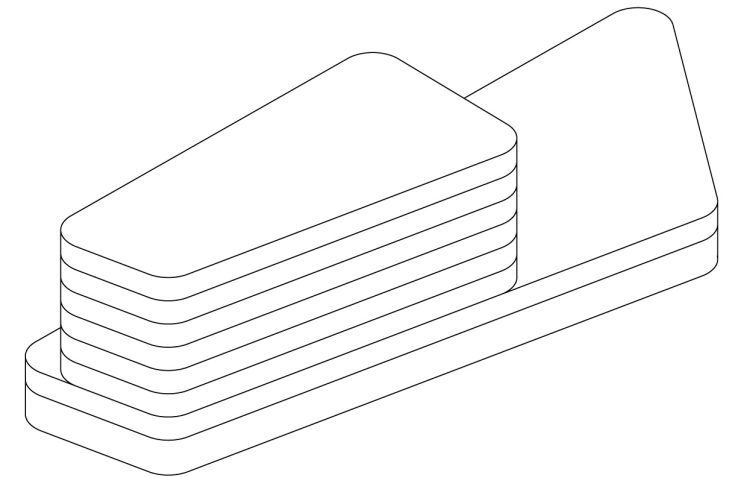
Demolish All



Reconstruction



New Civic Building

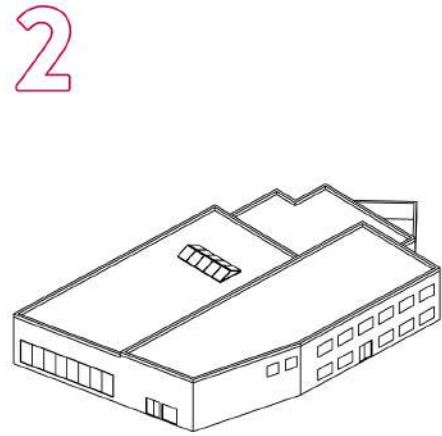


New Mixed-Use Building

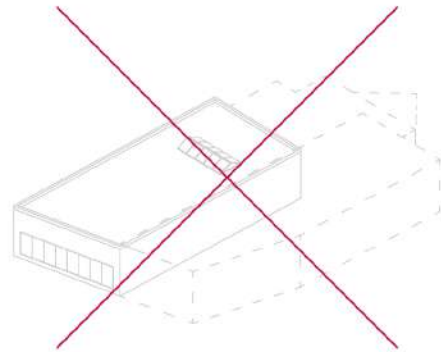
Redevelopment Spectrum

3/10/22 PUBLIC PRESENTATION

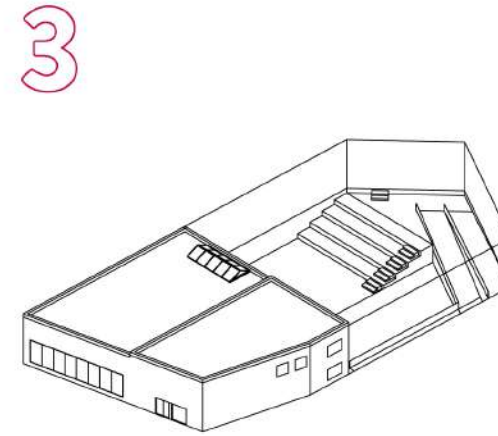
Rehabilitation



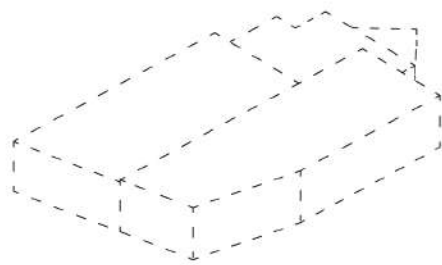
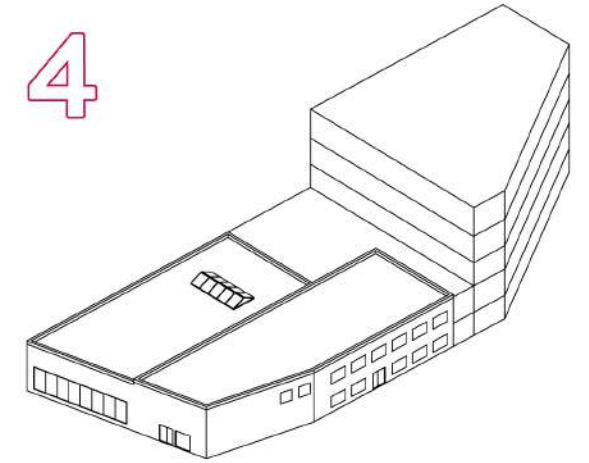
Demolish Partial



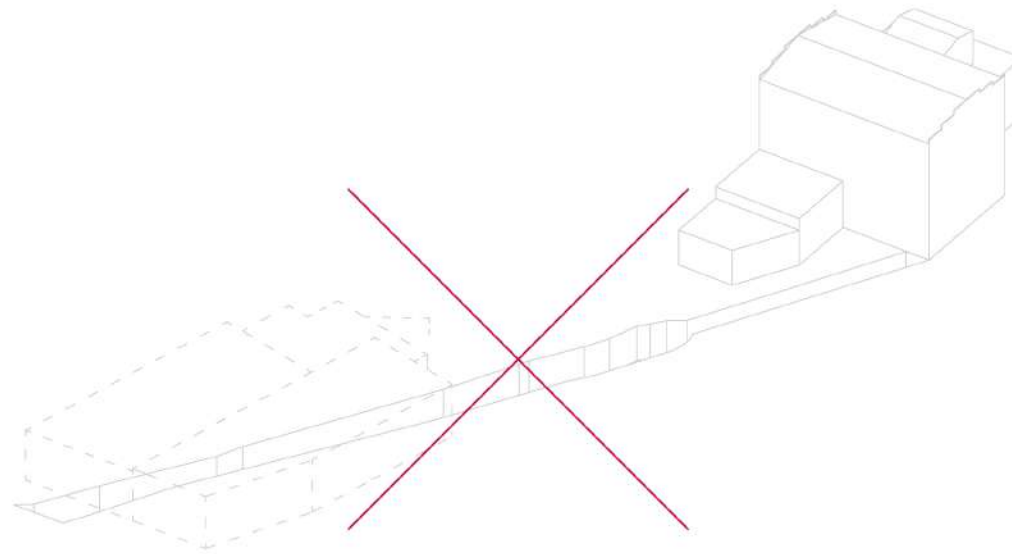
Demolish Partial w/ Terrace



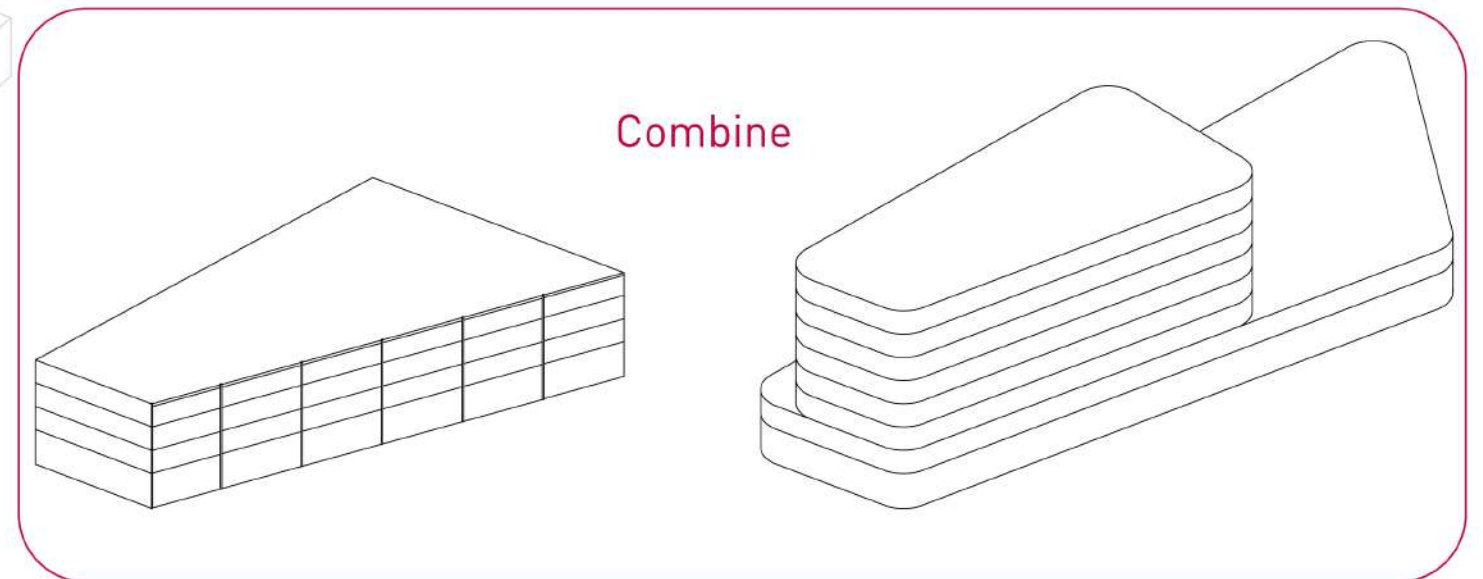
Building Addition



Demolish All



Reconstruction



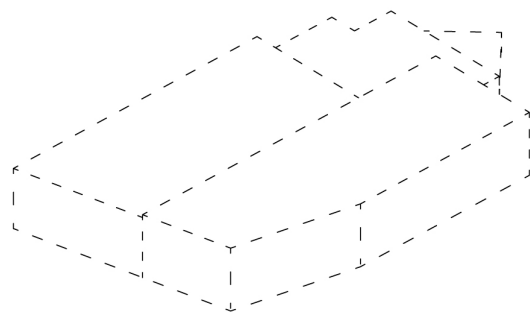
New Civic Building

New Mixed-Use Building

Updated Spectrum

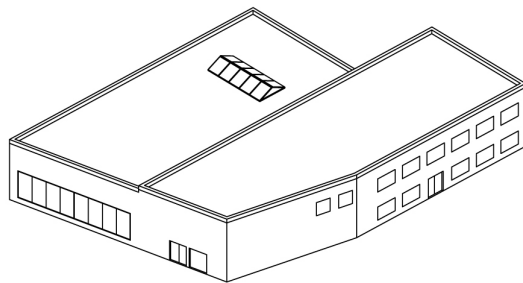
1

Total Demolition
(0 SF)



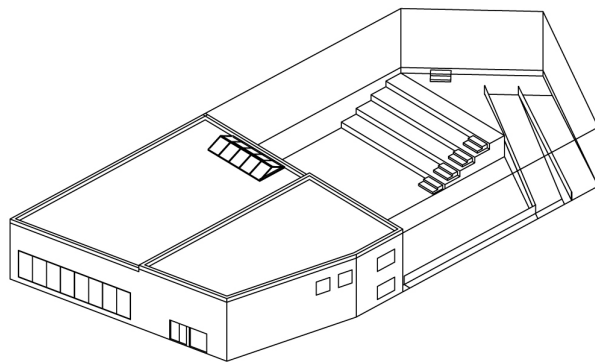
2

Rehabilitation
(20,000 SF)



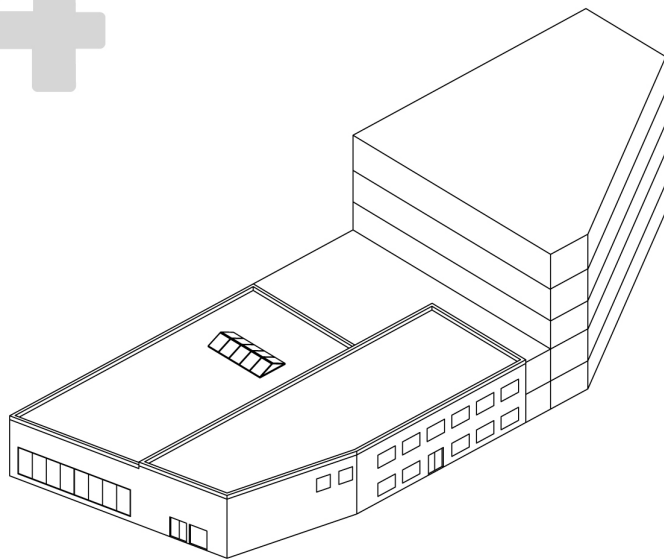
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Partial Demolition w/ Terrace
(20,900 SF)



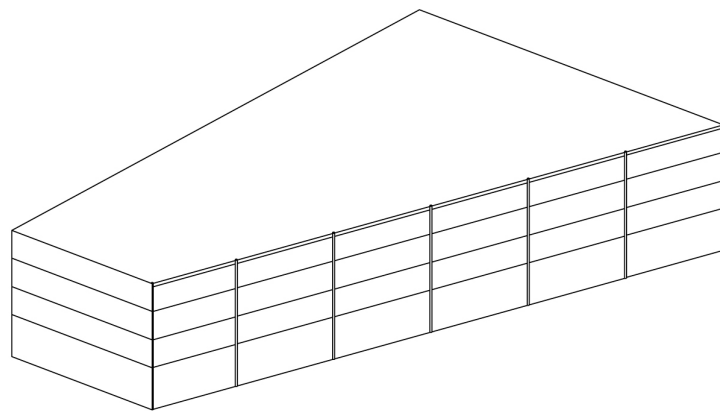
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Building Addition
(52,000 SF)

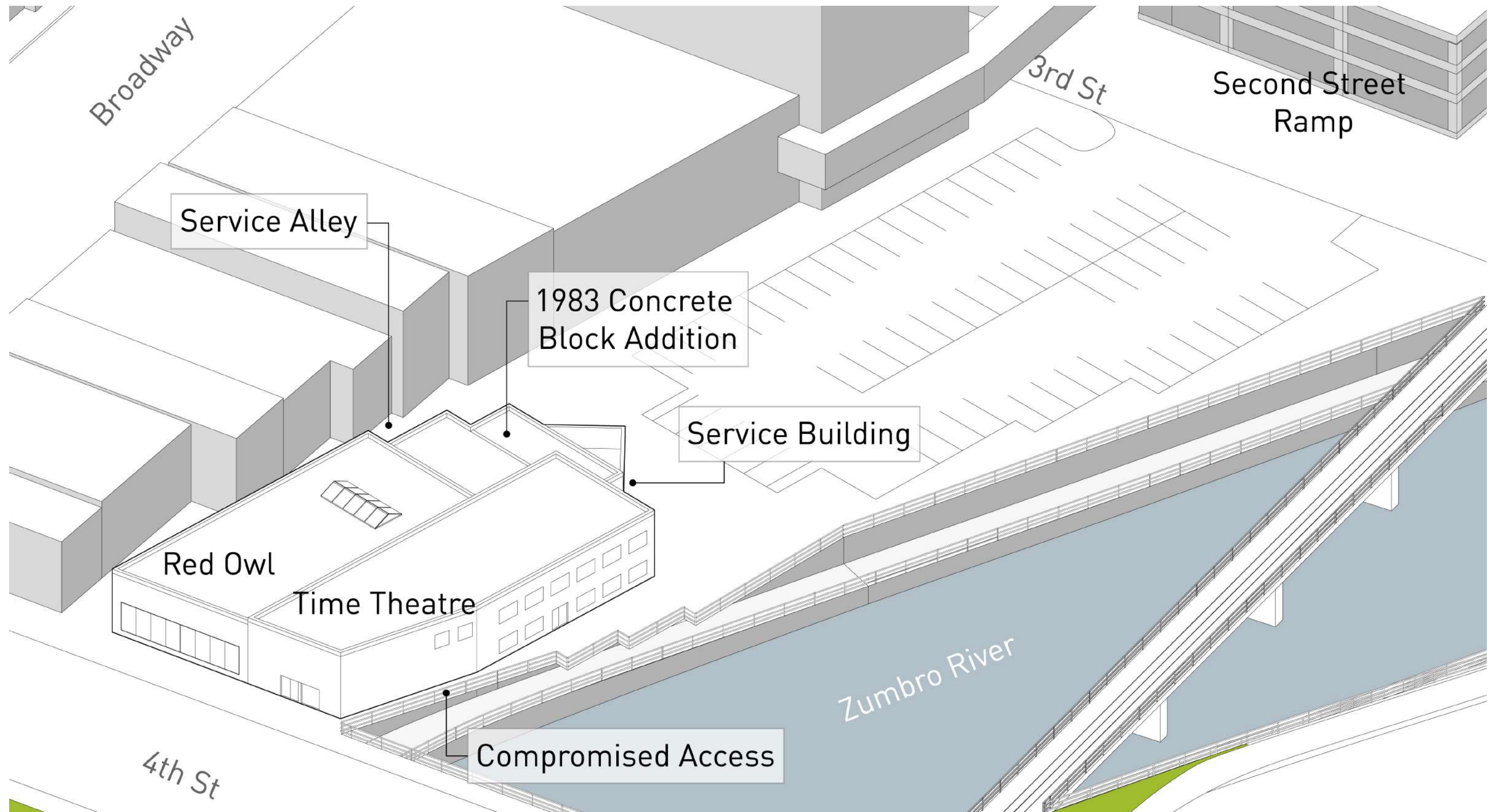


5

New Building
(68,000 SF)

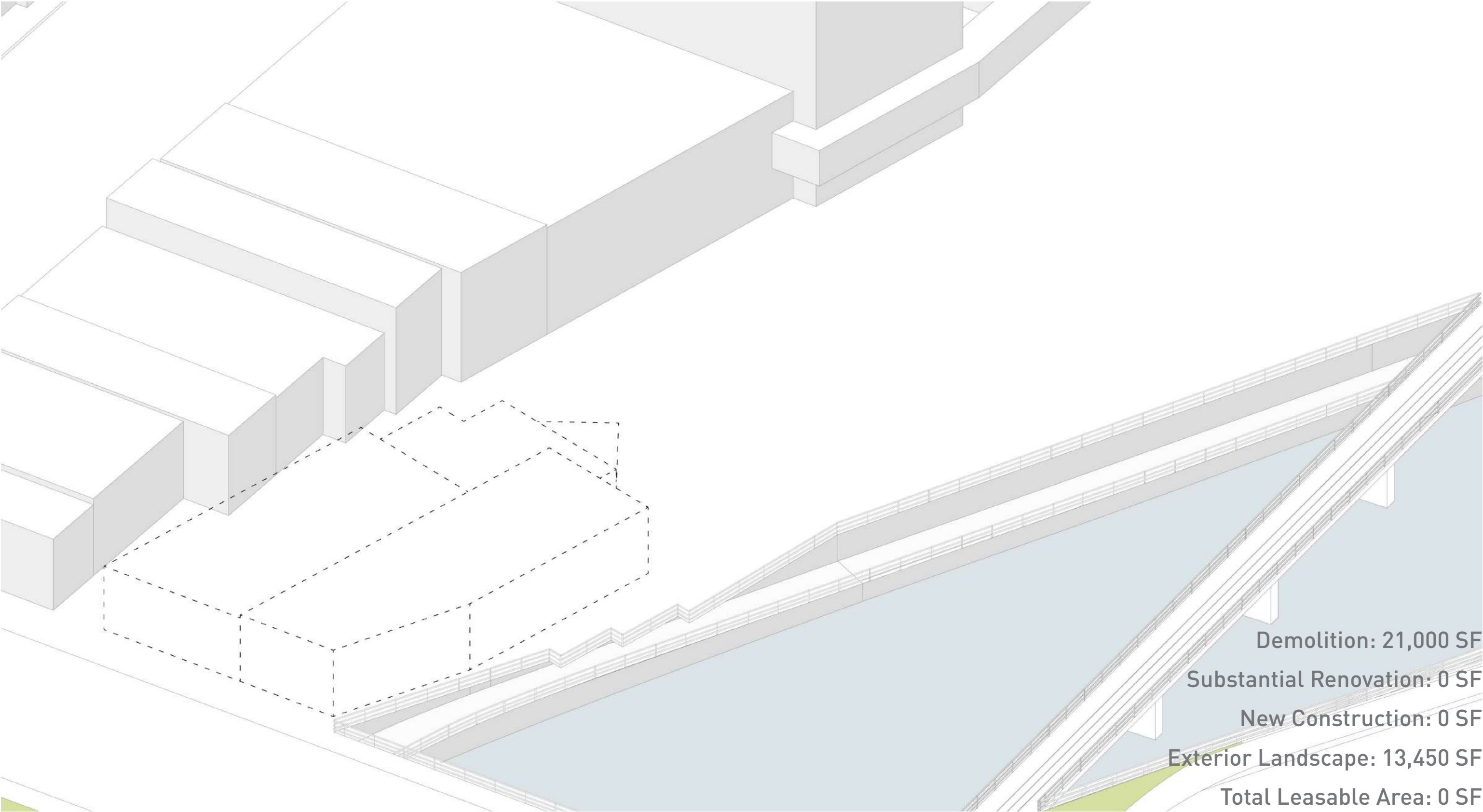


Existing Conditions



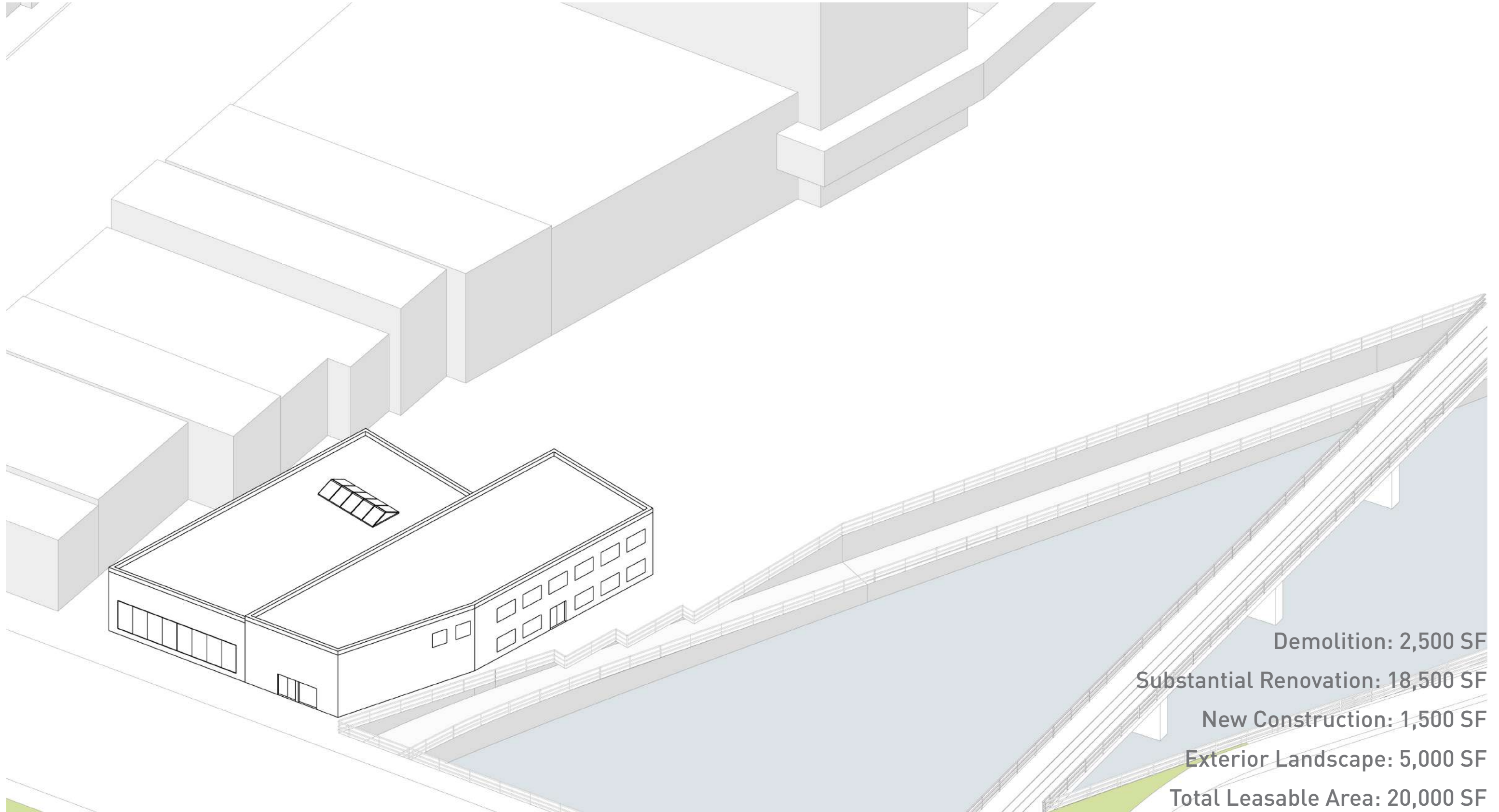
Total Demolition

Remove Historic Building, Create Botanical Garden



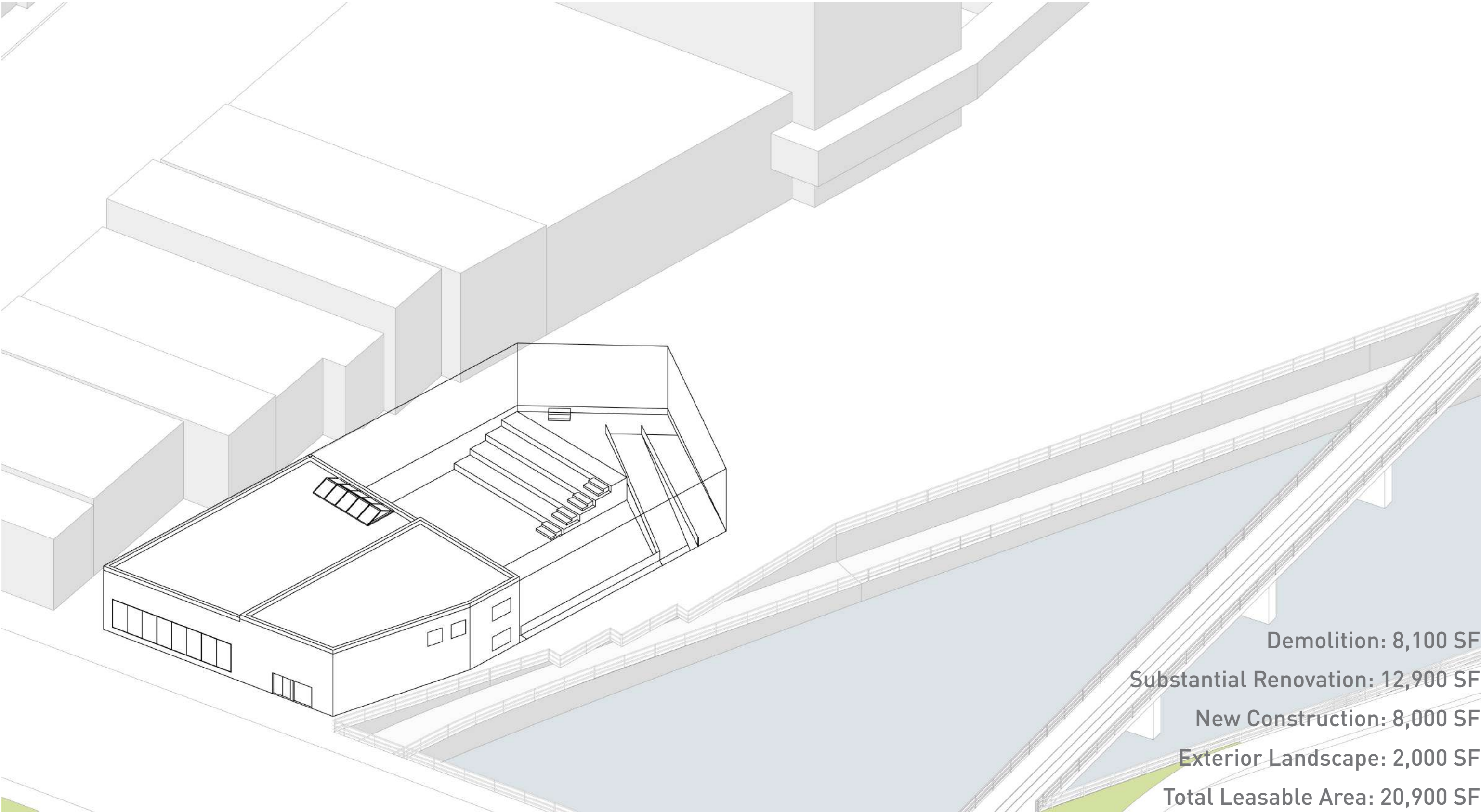
Rehabilitation

Maintenance and Repair



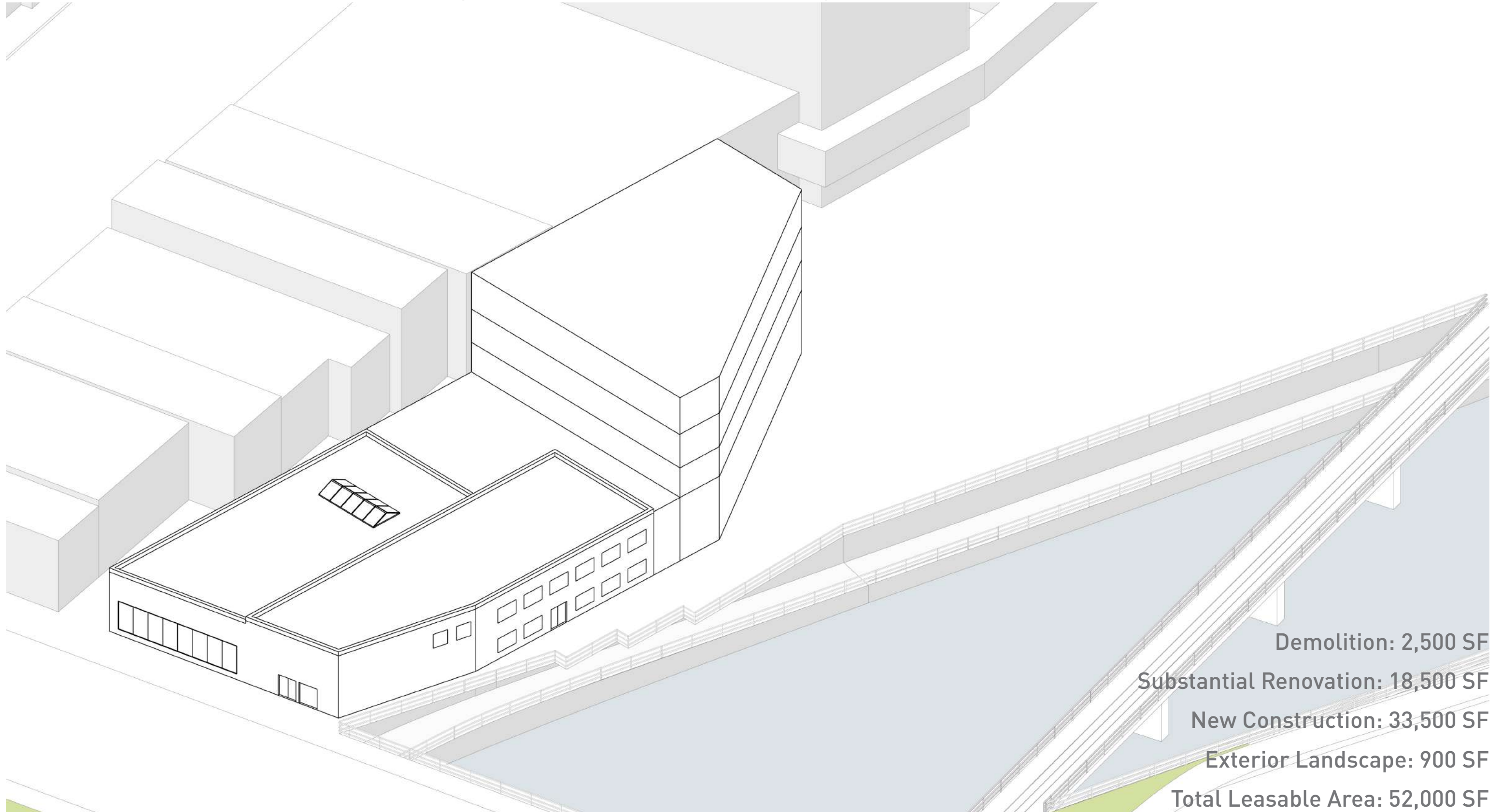
Partial Demolition w/ Terrace

Open the Back, Create a Terrace



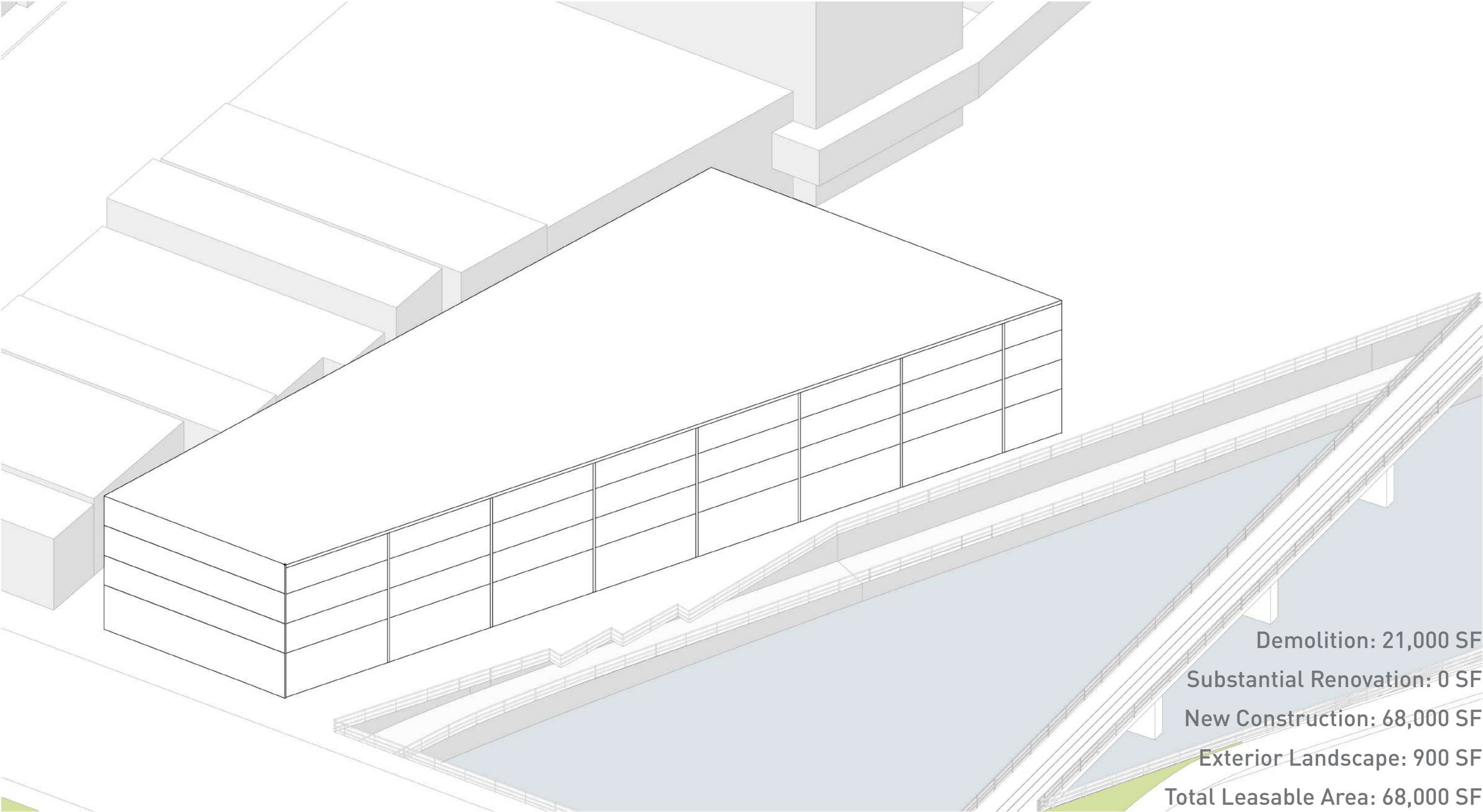
Building Addition

Add Density to Back of Original Historic Building



New Building

Create Civic Building



Total Demolition

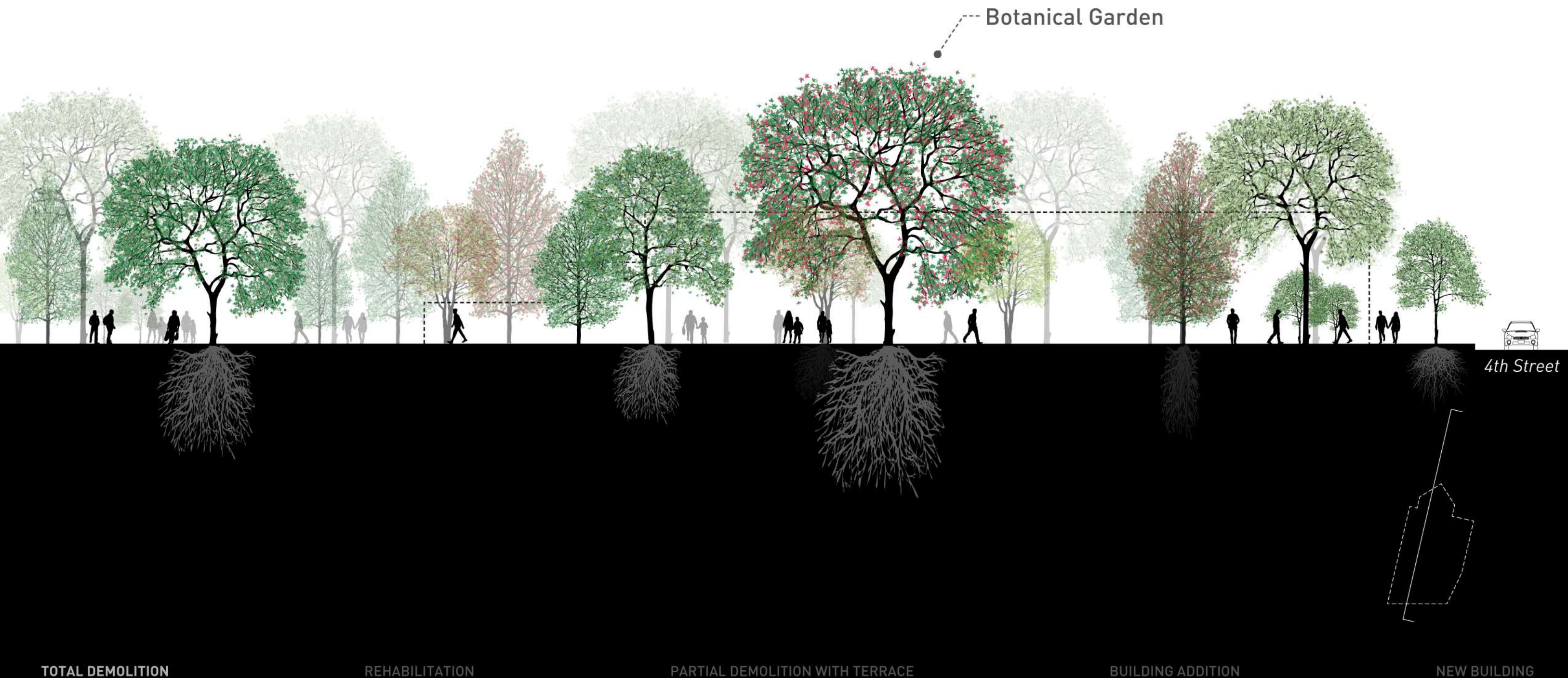
Demolition: 21,000 SF

Substantial Renovation: 0 SF

New Construction: 0 SF

Exterior Landscape: 13,450 SF

Total Leasable Area: 0 SF



Rehabilitation

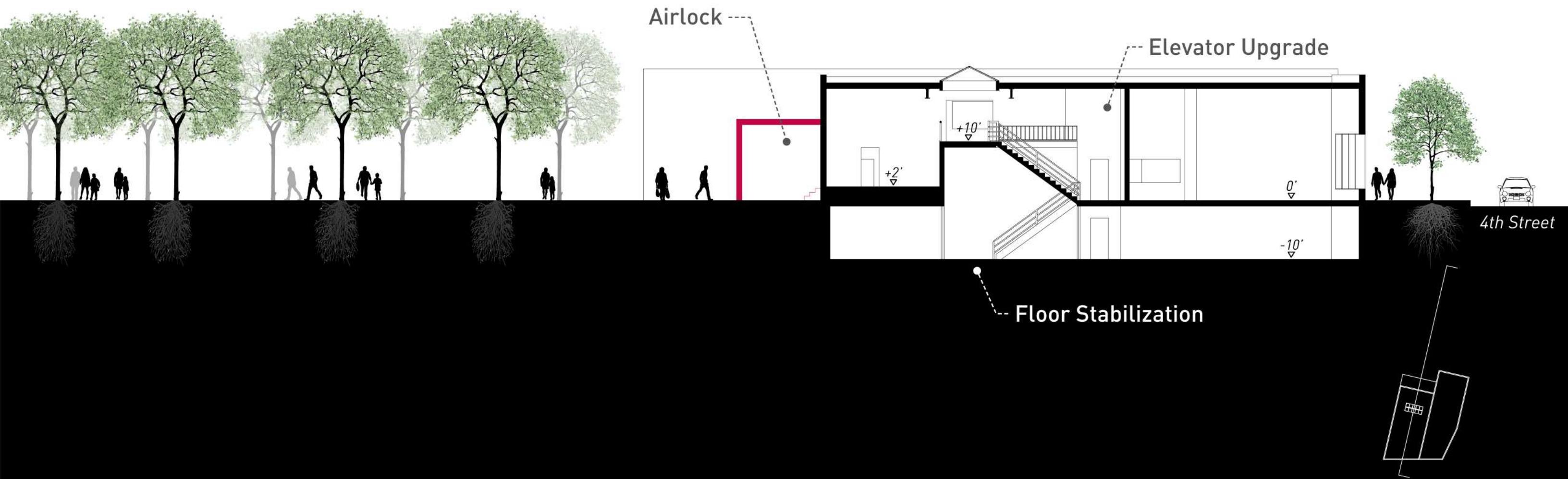
Demolition: 2,500 SF

Substantial Renovation: 18,500 SF

New Construction: 1,500 SF

Exterior Landscape: 5,000 SF

Total Leasable Area: 20,000 SF



TOTAL DEMOLITION

REHABILITATION

PARTIAL DEMOLITION WITH TERRACE

BUILDING ADDITION

NEW BUILDING

Partial Demolition w/ Terrace

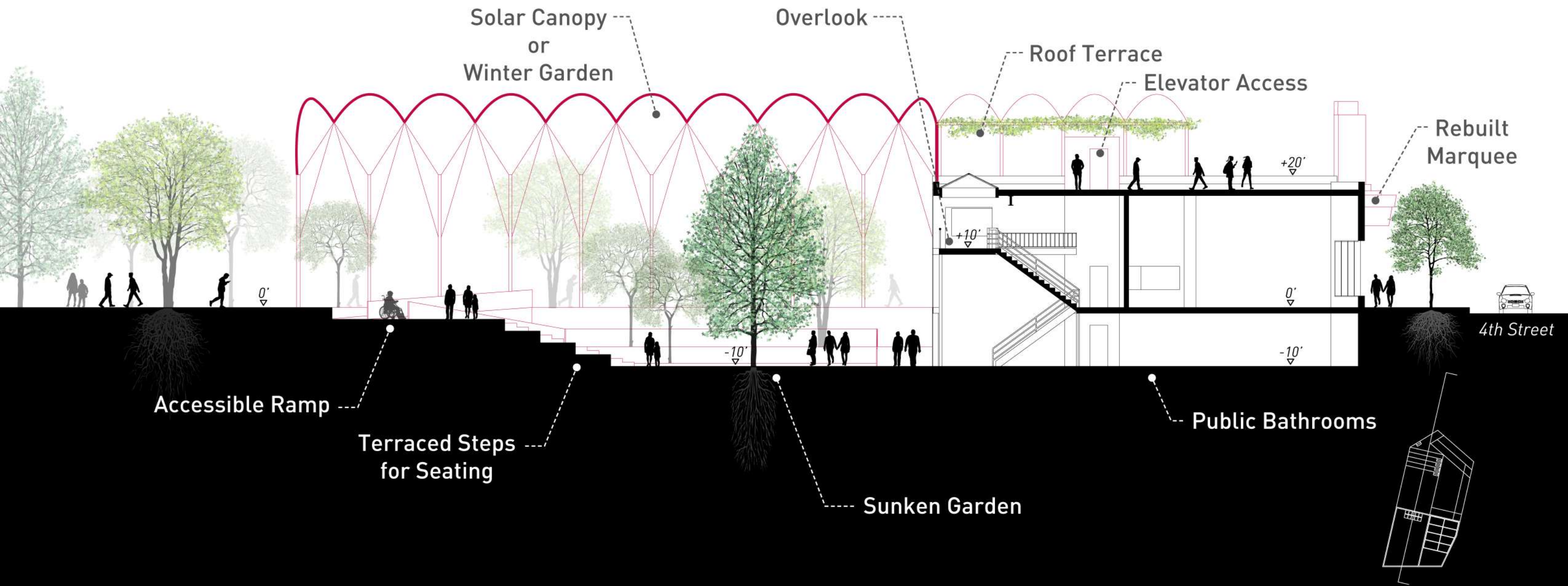
Demolition: 8,100 SF

Substantial Renovation: 12,900 SF

New Construction: 8,000 SF

Exterior Landscape: 2,000 SF

Total Leasable Area: 20,900 SF



TOTAL DEMOLITION

REHABILITATION

PARTIAL DEMOLITION WITH TERRACE

BUILDING ADDITION

NEW BUILDING

Building Addition

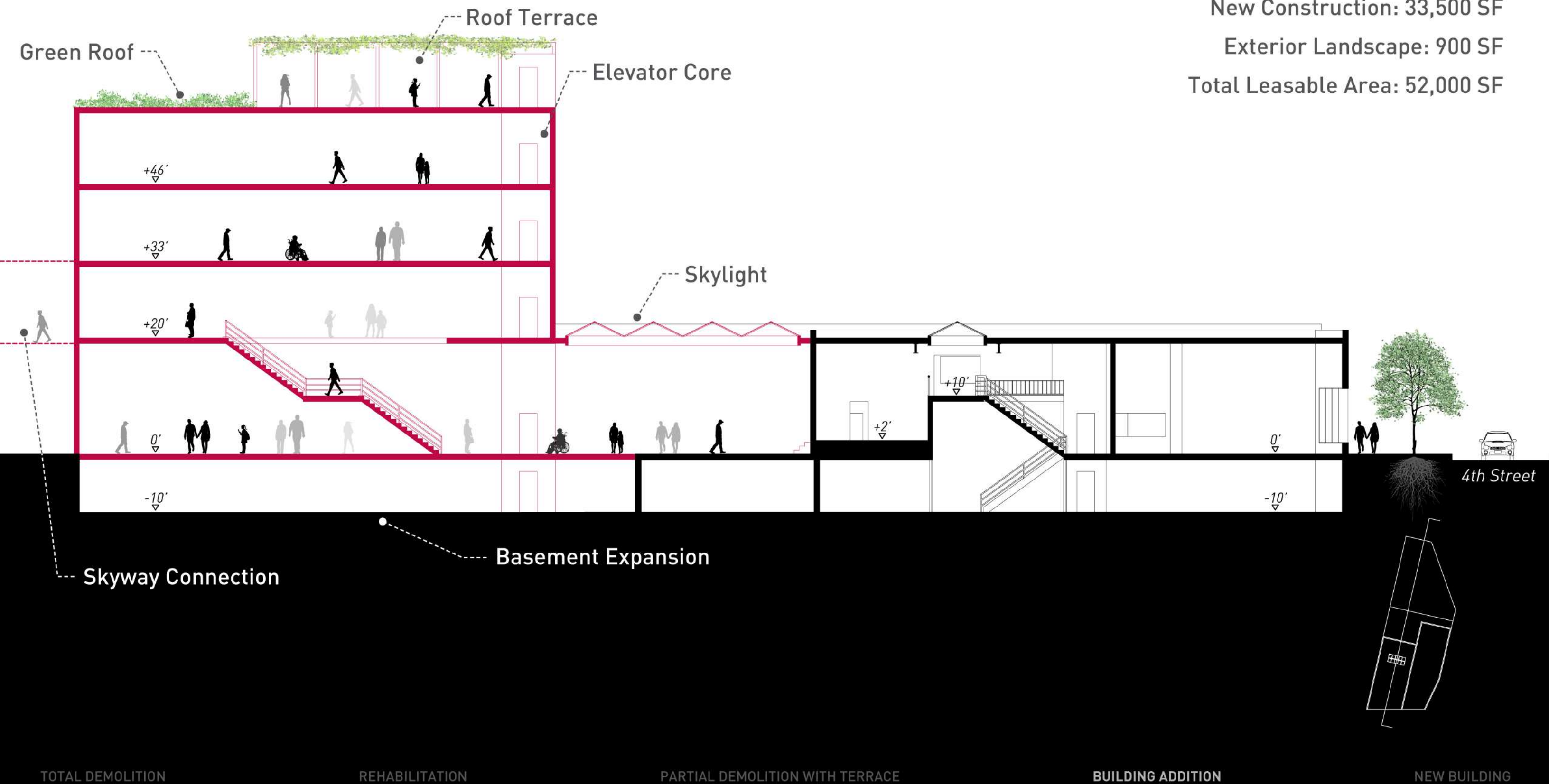
Demolition: 2,500 SF

Substantial Renovation: 18,500 SF

New Construction: 33,500 SF

Exterior Landscape: 900 SF

Total Leasable Area: 52,000 SF



New Building

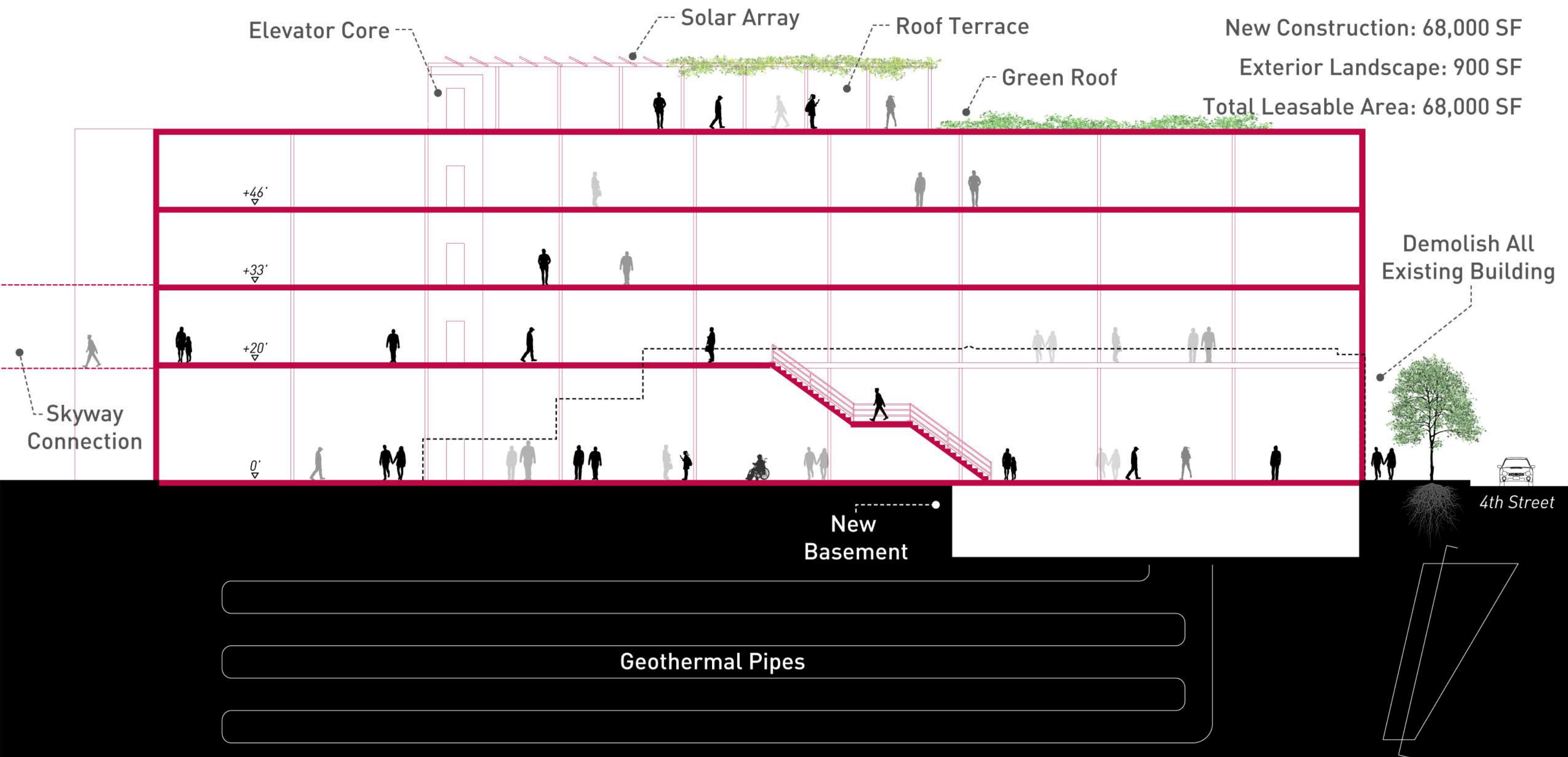
Demolition: 21,000 SF

Substantial Renovation: 0 SF

New Construction: 68,000 SF

Exterior Landscape: 900 SF

Total Leasable Area: 68,000 SF



Total Demolition



Rehabilitation



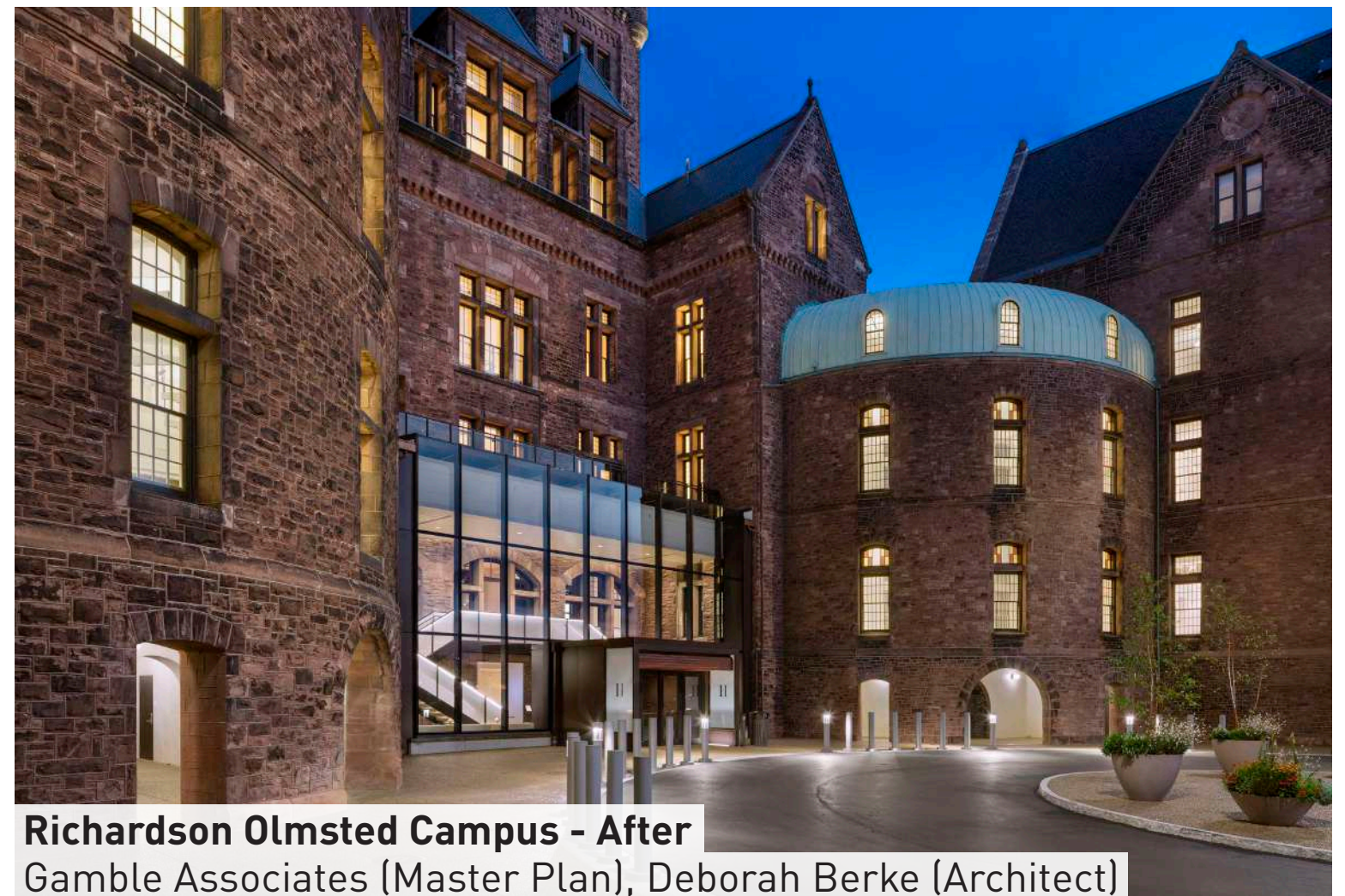
Contigo Restaurant



Food Trust Market, Cherry St Pier, Phl



Richardson Olmsted Campus - Before



Richardson Olmsted Campus - After
Gamble Associates (Master Plan), Deborah Berke (Architect)

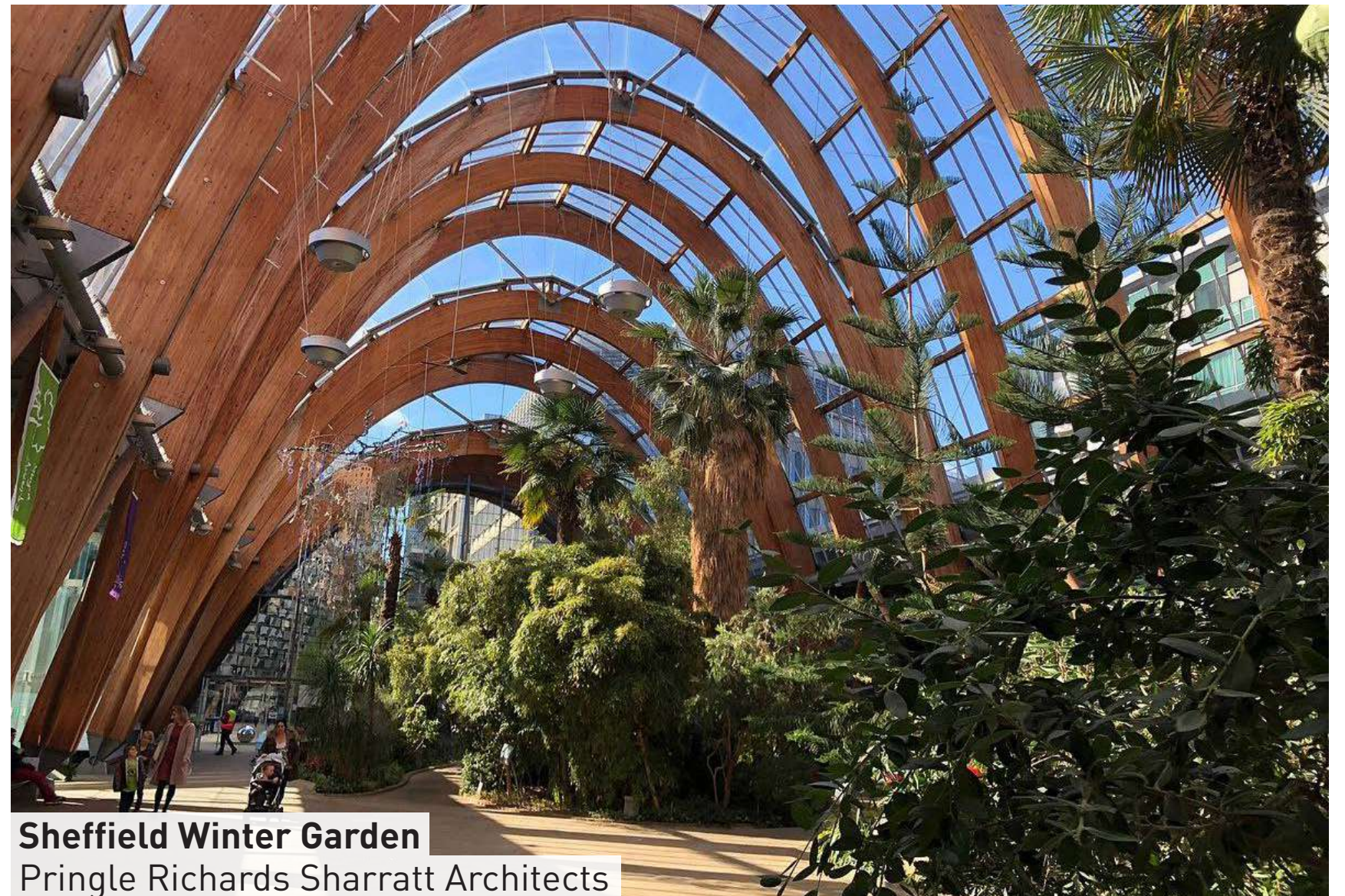
Partial Demolition w/ Terrace



BCE Place: Galleria & Heritage Square
Santiago Calatrava



Palmengarten
Friedrich Kayser



Sheffield Winter Garden
Pringle Richards Sharratt Architects

Building Addition



Yale Sculpture Building and Gallery
Kieran Timberlake



Infill Typology
The Whitney Hotel - Hacin + Associates



Loft 23
Dimella Shaffer

New Building



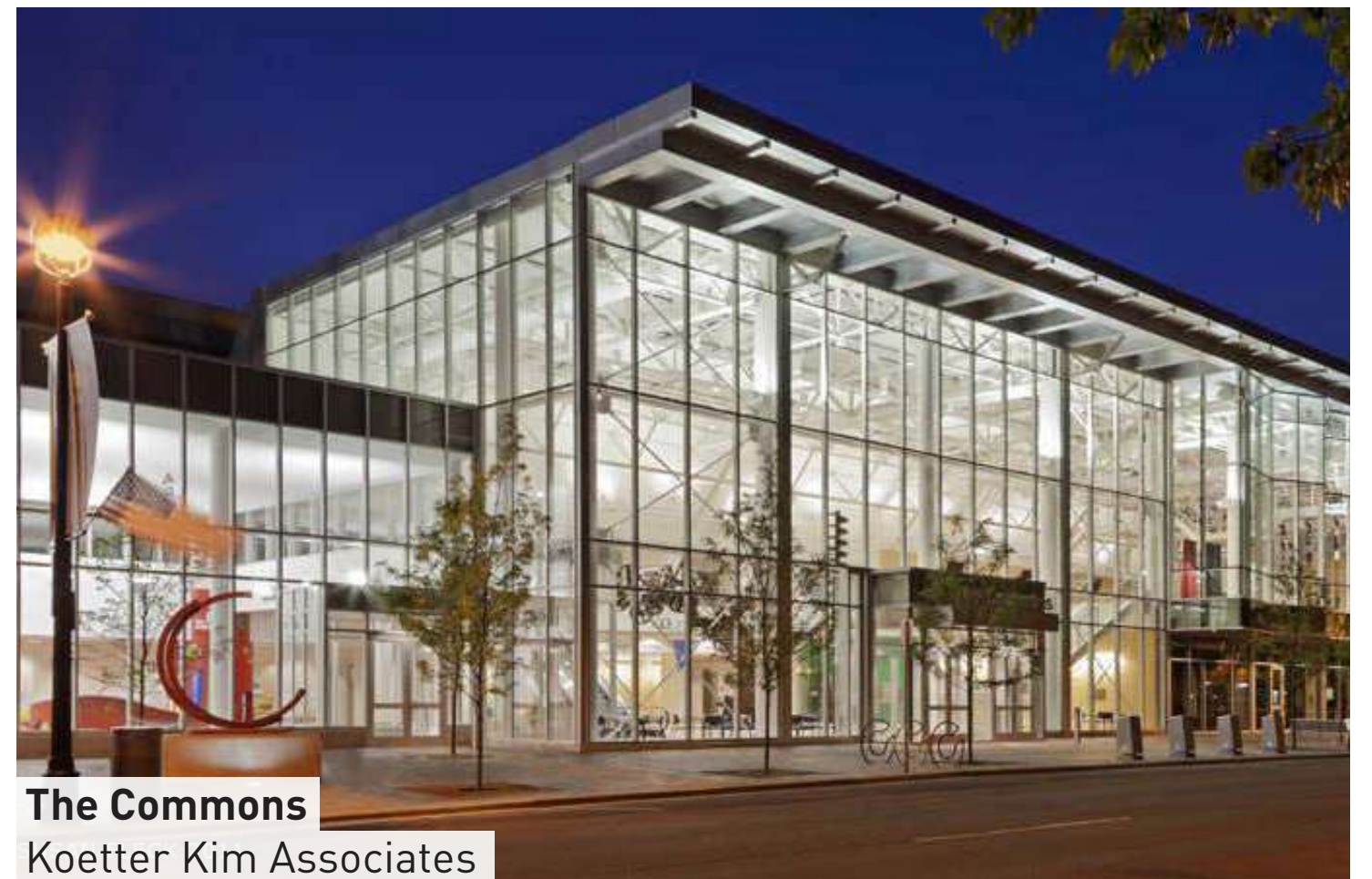
Transoceánica Building
+arquitectos



Eco Skyscraper
Ken Yeang Architects



Civic Building
Salem Convention Center - LMN Architects



The Commons
Koetter Kim Associates



Thank You!