



REQUEST FOR ACTION

Bold. Forward. Unbound. in Rochester - Grainger Linear Park Update

MEETING DATE:

July 6, 2026

ORIGINATING DEPT:

Community Development

AGENDA SECTION:

Reports and Recommendations

PRESENTER:

Irene Woodward and Karen
Finneman Killinger, Mayo
Clinic

Action Requested:

For Council information only - no formal action requested.

Report Narrative:

Mayo Clinic requested the removal of the former Lourdes High School from the historic inventory in 2024, intending to demolish the structure as part of their Bold. Forward. Unbound. in Rochester (BFUIR) project and construct a West Logistics Center, now referred to as the Grainger Building. The motion to remove the property from the historic inventory was approved, recognizing Mayo Clinic's commitment to construct a 30-foot linear park with features honoring the site's history as the former location of Lourdes School.

Mayo Clinic submitted the required site development applications under the City's Unified Development Code (UDC); however, several design elements were still under development. Mayo requested conditional approval of the site development plan so that construction could proceed without delay. The Council approved a Site Development Plan Agreement on January 21, 2026, for the Grainger Building. Under the agreement, Mayo must submit its landscape plan to the City for review and approval by June 30, 2026.

The Site Development Plan Agreement will remain in effect until Mayo completes all required items. As part of the agreement, Mayo provided financial security for the proposed linear park. If Mayo does not construct the linear park as approved, the City would have the authority to complete the work using those funds. The financial security will be returned to Mayo only upon issuance of a full certificate of occupancy for the Grainger Building.

Mayo engaged with surrounding neighbors to determine priorities for the linear park, and their feedback was incorporated into the overall design. Architectural elements from the former Lourdes High School have also been included.

Mayo Clinic representatives and City teammates will provide an update on the design of the linear park adjacent to the Grainger Building, including its consistency with UDC requirements and the motion approved by the Council.

Priorities & Foundational Principles:

Transformational Capital Projects

Policy Considerations & DEI Impact:

This project will carry out the policies and priorities associated with Bold. Forward. Unbound. in Rochester as a transformational project.

Prior Legislative Actions & Community Engagement:

October 16, 2023: Council - Approval of Amendment to Mayo's Five-Year Plan

October 7, 2024: Council - Approval of Medical Overlay District

March 18, 2024: Council Meeting - Former Lourdes High School removed from the historic inventory

January 21, 2026: Council Meeting - Approval of Site Development Agreement for West Logistics Center

Fiscal & Resource Impact:

Mayo is responsible for the costs of improvements associated with Bold. Forward. Unbound. in Rochester. There is no cost responsibility for the City.

Alternative Action(s):

No alternative actions recommended at this time.

Prepared By:

Irene Woodward

Attachments:

[Presentation - Grainger Linear Park](#)