

City of Maple Grove  
12800 Arbor Lakes Parkway  
Maple Grove, MN 55369-7064

December 23<sup>rd</sup>, 2021

Project Narrative for PUD Non-Residential Application

North Grove Medical Center

Project Description:

The proposed North Grove Medical Center project is situated on approximately four (4) acres. The site borders Maple Grove Parkway to the East, 105<sup>th</sup> Ave N to the north, and Niagara Lane North to the west. The project will feature a two-story building, which will be to accommodate multiple building occupants. The approximate size of the building will be 42,000 square feet, with all vehicle parking to occur via surface parking that borders the building.

The proposed building will have the main point of access be along Niagara Lane North, with a secondary access point along 105<sup>th</sup> Ave North. This project will be constructed to accommodate the healthcare tenants seeking to provided service to the Maple Grove community.

The building will be designed and built using high quality materials and first-class finishes, consisting of brick/stone, composite metal panels and glass. The sites storm water will be handled in a to be built surface pond located in the Northeast area of the site. Landscaping will be a high quality nature that presents well to the general public.

The project development team consists of:

Developer:	MSP Commercial
Architect:	Pope Architects Inc
Civil Engineering:	Loucks
Landscape Architecture:	Loucks