

**ARBOR LAKES BUSINESS PARK
CONCEPT STAGE SUBMITTAL
NARRATIVE**

**Maple Grove, Minnesota
December 3, 2021**

DEVELOPMENT TEAM

Developer: Endeavor Development, Joshua Budish
Civil Engineer: Alliant Engineering, Inc., Clark Wicklund
Surveyor: Alliant Engineering, Inc., Peter Goers
Landscape Architect: Alliant Engineering, Inc., Mark Kronbeck

LEGAL DESCRIPTION

Parcel 1:
Outlot A, Arbor Lakes Business Park, Hennepin County, Minnesota.
(Abstract Property)

Parcel 2:
That part of the Southwest Quarter of the Northwest Quarter of Section 25, Township 119, Range 22, which lies northerly of the northerly line of that portion of said Southwest Quarter of the Northwest Quarter of Section 25 deeded to the City of Maple Grove per Document No. 4904443, and east of the east right of way line of Zachary Lane North as dedicated in the plat of Fountains at Arbor Lakes, according to the recorded plat thereof, all in Hennepin County, Minnesota.

and

The West 444.72 feet of the North Half of the Southeast Quarter of the Northwest Quarter of Section 25, Township 119, Range 22, Hennepin County, Minnesota.

and

The West 444.72 feet of that part of the South Half of the Southeast Quarter of the Northwest Quarter of Section 25, Township 119, Range 22, Hennepin County, Minnesota, which lies northerly of the northerly line of that portion of said Southeast Quarter of the Northwest Quarter of Section 25 deeded to the City of Maple Grove per Document No. 4904443.

and

That part of the Northeast Quarter of the Southwest Quarter of Section 25, Township 119, Range 22, Hennepin County, Minnesota, which lies northerly of the northerly line of that portion of said Northeast Quarter of the Southwest Quarter of Section 25 deeded to the City of Maple Grove per Document No. 4904443 and which lies westerly of the southerly extension of the east line of the west 444.72 feet of the Southeast Quarter of the Northwest Quarter of said Section 25.

Address: n/a
PID: 25.119.22.23.0003

EXISTING SITE CONDITIONS

The site is located in the South Gravel Mining Area in the southeast quadrant of the intersection of Fountains Drive & Zachary Lane North. The site totals 57.53 acres and is bound by Fountains Drive to the north, active gravel mining to the east, Interstate 94 Service Drive to the south and Zachary Lane North to the west.

The site is absent of any significant vegetation. Recent historical use of the site was for gravel mining and the site is no longer actively mined. It is the applicant's understanding that the current site condition and topography are in accordance with site remediation requirements of prior permits, which are now closed. Site topography varies from higher elevations (924) in the northwest to lower elevations (approx. 900') in the southeast corner. The site generally drains from the northwest to the southeast towards an excavated low point of approx. 900', which contains runoff from the site. A berm approximately 10 feet in height exists on the adjacent property and abuts the east site boundary. Interstate 94 abutting the site to the south varies in elevation from 900 to the east up to 930 to the west. A berm with a top elevation of approximately 940' currently exists near the southwest corner of the site which limits site visibility from Interstate 94.

The site is served with roadway access from Fountains Drive North, Zachary Lane North and a segment of Interstate Service Drive that extends from the east and stops short of connecting Zachary Lane North. Access to the Interest Service Drive is currently restricted but for approximately 450 feet at the southeast corner of the site.

PROPOSED DEVELOPMENT PLAN

The applicant proposes to develop a business park consistent with the goals and objectives of the Gravel Mining Area South Master Plan (GMA) and market demand. The development plan envisions construction of five (5) high-quality buildings of differing dimensions supported by ample amounts of surface parking and loading docks to accommodate the needs of a variety of potential users. The project also includes a network of trails and walkways that arrive at naturalized open areas which are both functional and aesthetically pleasing. It incorporates a green space/pathway that serves as a connection between potential future development to the east and the existing retail center to the west.

A summary of primary site features is as follows:

- Five (5) buildings orientated per the GMA South Master Plan design framework
- Building square footages varying from 127,600 SF to 210,800 SF
- Building depths varying from 212 feet to 262 feet
- Surface parking ratios varying from 1.43 to 2.82 vehicles per 1,000 SF of building footage
- Trails & Walkways totaling approximately 5,147 feet
- Common & Public Open Space totaling 10.47 acres or 18% of total site area
- Green or pervious surface of 16.16 acres or 28% of total site area
- Internal private roadways with public access
- Stormwater Management System per GMA

- Privately maintained roadways, trails, walkways, and stormwater management areas
- 2.4 acres of pond and naturalized planted area at Revere Lane and Fountain Drive roundabout
- Pedestrian/Bicycle Pathway connecting west retail area to center of GMA South Master Plan

Building Orientation

The development plan proposes that buildings 1, 2 and 3 be orientated similar to the Design Framework section of the GMA. For buildings 4 and 5 however, the development plan gives greater priority to visibility from Interstate 94 and orients those buildings to provide as much interstate frontage as possible and maximize the appeal of those buildings, encouraging tenants there to embrace the “shop window” nature of the site. Buildings 4 and 5 are also shown with deeper footprints and greater vehicle parking ratios (relative to the other proposed buildings) to be consistent with the recent projects constructed by users (Cretex Medical, Olympus, Kurita, etc.) that elected to build flagship locations elsewhere in the metro.

Building Architecture

The proposed architectural design consists primarily of precast concrete wall panels with vertical and horizontal reveals and is finished in shades of neutral warm gray and beige colors. The main building facades are articulated with horizontal offsets in plan along the main building footprint and has varying building and parapet heights. Clerestory glass and aluminum window frames along with darker wall accent paint in are used to emulate a double row of windows along the entire length of the front and side elevations which gives the building a two-story appearance. The building is approximately 37’ high with slightly higher parapets at the ends and center. The main entries located at the building corners have higher proportions of glass and aluminum storefront glazing framing systems along with metal prefinished aluminum sunshades and are highlighted by premium architectural wall panels with a vintage wood textured finish.

Parking

The current development plan proposes for parking ratios of 1.59, 1.43, 1.68, 2.52 and 2.82 stalls per 1,000 SF of building for buildings 1, 2, 3, 4 and 5, respectively. This results in a composite parking ratio of 1.91 stalls per 1,000 SF of total building square footage. This will allow applicant to accommodate end users who may have a higher level of office finish than is typical in a business park setting. The total amount of parking proposed is significantly higher than the recently constructed office/industrial development to the north, which provides between 1.1 and 1.2 stalls per 1,000 SF of total building square footage.

Pathways & Open Space

The current development plan proposes that all buildings be provided with concrete walk connections from individual building areas to an internal sidewalk. It is proposed that the internal sidewalk extend west to an existing trail on the west side of Zachary Lane North and north to a future pedestrian/bicycle pathway. It is proposed that the pedestrian/bicycle pathway be located within a green area approximately 58 feet in width and that it be planted with overstory trees on either side to reinforce the

corridor. It is proposed the pathway provide a connection for tenants within the business park to retail businesses to the west and a future trail network to the east and once that area develops.

The current development plan proposes two larger open space areas that will also serve stormwater management requirements of the GMA. An open, central common area of 4.26 acres will include approximately 3.36 acres for stormwater management. It is currently intended that the open communal area be planted and generally dry but for pre-treatment wet cells and following larger rain events. The communal area will primarily provide for stormwater management but be maintained as an amenity given its proximity to the internal sidewalk.

A larger open public area of 6.2 acres will be provided near the perimeter of the site and include a larger green area (30') on the east side of Zachary Lane North, the larger pedestrian/bicycle pathway on the south side of Fountain Drive and seating area overlooking a 2.4-acre wet pond with fountains. The area surrounding the pond will be provided with naturalized and less formal plantings to screen the active mining area immediately south of the pond and as per Green Space Goals of the GMA.

Site Access & Infrastructure

Building 1, 2 & 3 will be provided with vehicular and pedestrian access to Zachary Lane North and Fountains Drive. A private roadway with public access, similar to Commerce Drive just north of the project site, will provide access to buildings 4 and 5. Access to Interstate Service Drive or the frontage road is not proposed at this time. It is the applicant's understanding that the westerly segment of the frontage road is to be eliminated and terminate somewhere further east per review of the Transportation section of the GMA.

Access to sanitary sewer and watermain will be provided internal to the site via installation of trunk lines in order to limit open cuts in Zachary Lane North and Fountains Drive. The trunk utilities will be provided with a public utility easement for city maintenance and access. It is the applicant's understanding that utility capacity currently exists to serve the proposed development plan.

Stormwater Management

The current development plan recognizes the need to provide for greater stormwater management as outlined in the GMA. The current plan proposes to provide 5.77 acres for stormwater mitigation or approximately 10% of the total site area. The current development plan proposes an impervious coverage of 41.3 acres or 72% of the total site area, which is less than the maximum impervious coverage of 75% allowed in the GMA.

PUD JUSTIFICATION

It is the applicant's opinion that approval of a PUD better serves the interests of the City and development for the site for the following reasons:

- Allows for a larger assembly of Goals identified in the GMA such as:
 - Connected or contiguous green space

- Common & public open space
- Regional stormwater management
- Maintenance of larger communal areas
- The construction of private roadways with public access
- Limited City maintenance responsibility of streets and ponds
- Common Architectural Theme
- Greater opportunity for shared parking to accommodate a variety of tenants
- Developer participation and interest in completion of larger development amenities

TIMING/PHASING

It is the Applicant's desire to proceed with an application for Rezoning, Development Stage PUD and Preliminary Plat in the winter of 2022 and an initial phase of construction commencing in the fall of 2022. Development of the site will be market driven and may progress numerically for Buildings 1 through 3. The timing of Buildings 4 & 5 will be influenced by available opportunities in the market and readiness of internal streets and utilities.

CONCLUSION

Endeavor Development respectfully requests the community's consideration of the Concept Stage PUD submittal which will create employment opportunities, create a unique business park with public and common open space, provide high quality architecture, provide for multi-modal transportation, and provide for a variety of potential tenants in consideration of market demands.

We respectfully ask for your support and look forward to collaborating with Community Leaders and City Staff in development of the proposed plan.