



Project Libre – Maple Grove, MN
7201 Kilmer Lane North
Opus AE Group, L.L.C.
21 February 2023

PROJECT NARRATIVE

Project Libre is a premier new construction, Build to Suit, single tenant, corporate office building located at the northwest quadrant of Interstate 694 and Highway 169. The proposed development is consistent with the City of Maple Grove's Land Use plan guidance for Corporate Campus and aligns well with the current zoning designation of Freeway Frontage.

The building design responds to the City's design standards with Class A office frontage presenting toward the SE gateway of Maple Grove at the interchange of 694 and 169. The building design incorporates prominent gestures along the face of the project and corners with a south-facing elevation providing a corporate arrival experience and elevated office finish experience. The design is purposeful in introducing daylighting through strong glass lines throughout the two-story office spaces. The prominent corporate architecture on the south is complemented by clerestory windows on the north elevation which responds to the internal functions of the facility and privacy needs of the tenant. The west and east facades provide architectural expressions that transition from south to north as the interior programmatic functions shift through the facility.

The approximate building size of 248,000 gross square feet (GSF) will support a single corporate tenant with a variety of programmatic needs which are primarily Office, Research and Development and Warehouse. The project does include an approximately 8,000 square foot (SF) "high-bay" section which has a taller roof structure to house important research and development activities. The parking solution provided is specific to the tenant's staff and headcount expected on campus and will provide 500 stalls (approximately 1 stall per 500 GSF) which they are confident will fulfill the parking needs of the campus. There is potential to expand parking by an additional 200 stalls should it be needed or an expansion be necessitated. The P.U.D. anticipates an expansion of an additional 43,000 GSF for future flexibility. Should the expansion be completed, the future proof or parking will continue to provide the parking ratio of 1 stall per 500 GSF when loss of stalls for additional building area are taken into account.

The site has been historically undeveloped and has significant wetlands located on the site. We have worked closely with City Staff, watershed district, and US Army Corps of Engineers to preserve the historic state regulated wetland area.. Some of the broader wetland areas that appeared following the construction of I94 are proposed to be mitigated, or preserved where possible, outside of the proposed project footprint. . Additionally, City staff has requested the vacation of Kilmer Lane North, south of the northerly property line. The project has agreed to this vacation request and included as part of the privately owned parcel. The City has also requested land dedication for a planned Right-Of-Way (ROW) improvement (new 73rd Place) which will run West-East along the northern property line. It is anticipated 73rd Place will provide a new access location to the parcel to our west as Kilmer is vacated and converted into a private drive for the user and MN Dot maintenance requirements along the interstate. As the west parcel and 73rd is developed and improved, an important access corridor will link the proposed development to the great Arbor Lakes amenities and contribute to the Gravel Mining Area South Master Plan vision as the road is built out fully in the future.

The purpose of the P.U.D. application is to streamline the variety of various actions necessary to support the proposed development. Specifically, this approach will allow for the platting of the property, vacation and dedication of ROW, and associated setback and parking adjustments specific to existing site conditions and user needs consistent with our previous conversations with City Staff.

Site Design Characteristics

The proposed project includes a preliminary plat named Libre Addition. It consists of one lot, 73rd Place right of way, public drainage and utility easements, and a conservation easement over the protected wetland area. The site is designed with on site stormwater detention, recognizing the Gravel Mining Area has accommodated the volume reduction and treatment requirements for the site. In addition to meeting the detention requirements, the site includes treatment of the roof water prior to discharge to the wetland areas so the non degradation requirements are being met for hydrology and treatment.

The site design includes a full inventory of trees that will be removed from the site. Since the land was previously farmed, the trees that exist today are primarily low quality, volunteer trees. The site is not in the "T" zone so the landscape plan is based on the City site design criteria. Following review of the application and prior to the designated bat nesting period (April), the Owner desires to clear trees on the site within a demolition permit so the site is ready for grading following approval of the wetland permit application later this year.

The site has been included in the GMA AUAR Study Area Boundary previously and it was determined during the AUAR review that "there were no archaeological, historical, or architectural resources on or in proximity to the AUAR area and identified no impacts on any listed resources."