

**ALLIANT**

Memorandum

TO: Peter Vickerman, Planning Manager

FROM: Mark Kronbeck, PLA, ASLA

DATE: April 24, 2023

SUBJECT: Concept Stage PUD, Development Stage PUD and Final Plat Application
Arbor Lakes Business Park – Phase 4

Endeavor Development is requesting Arbor Lake Business Park - Phase 4 be considered for Concept Stage PUD, Development Stage PUD and Final Plat. The proposed development includes two (2) Office/Industrial buildings totaling 385,013 square feet as part of the Concept Stage PUD approval. Additionally, we are requesting Development Stage PUD approval for the westerly Office/Industrial building totaling 195,013 square feet. The project land area totals 25.0 acres. Endeavor Development is requesting final plat approval for one (1) lot and two (2) outlots known as Arbor Lakes Business Park 5th Addition.

Proposed Development Overview

Endeavor Development is proposing to continue the development of its Arbor Lakes Business Park by adding a Phase 4 encompassing both a 195,013 SF new regional headquarters for a national building products importer and distributor for which we are seeking both Concept Stage and Development Stage PUD approvals and a second building of ~190,000 SF for which we are only seeking Concept Stage PUD approvals at this time. These proposed buildings will continue the success of the Arbor Lakes Business Park in bringing new employers and good new jobs to the city of Maple Grove while also substantially increasing the tax base. The development of this new regional HQ building, along with the second building envisioned as part of the concept stage PUD, will also help to further connect the Fountains of Arbor Lakes retail center west of the site with the additional corporate headquarters projects that are proposed further east along I-94/694.

Proposed Development Stage PUD

Building Setbacks, Parking Counts, and Greenspace Calculations:

Lot 1, is consistent with the previous concept PUD in terms of building and parking setbacks. The provided parking meets City parking requirements. Additionally, 53 proof of parking stalls are depicted and could be easily constructed in the future if needed. Overall green space is still shown to be below the 25% required for Industrial Property, as shown in the concept PUD.

Landscape Design:

Similar to previous phases, we have strived to integrate sustainable design principles into our landscape design, such as diversity in plant species, disease, and drought resistant native and naturalized plant material, along with the reduction of stormwater run-off through the use of water efficient irrigation. The design will complement the adjacent previous phases. A mix of overstory, evergreen and ornamental trees, shrubs and perennials are designed throughout the site to create a vibrant display of color and foliage. Overstory trees are placed throughout to complement the height of the buildings and placed appropriately to minimize obstruction of tenant signage. The ornamental trees, shrubs and perennials are placed throughout the development adding interest, along with softening the transition from building and parking areas to the adjacent roadways. Pedestrian connections are provided throughout the site and are enhanced with trees, shrubs and perennials. Plantings have also been used to frame and focus the users views, while softening the proposed parking areas and screening of service and loading areas.

Utilities:

Stormwater Treatment Requirements:

Ponding for Buildings 5, 6, 7, and 73rd Place has been reviewed and approved by the Shingle Creek Watershed district with a large proposed NURP pond located in Outlot B. The pond has been sized to accommodate all future development on site, including Building 8, however an additional submittal to the watershed is required to permit this phase.

Watermain:

Watermain is currently being designed within 73rd Place and service will be provided via watermain stubs from City Right of Way. Watermain will be run throughout the site to provide hydrant coverage as required. Additionally, each individual building will be protected with a fire sprinkler system.

Sanitary Sewer:

Sanitary sewer service will be provided to the building via a coordinated stub from 73rd Place.

Dry Utilities:

Electric, gas, telephone, fiber optics are expected to be provided along 73rd Place and will service the building as necessary. Substantial Electrical infrastructure exists along the southern property line. The developer is working with the Utility company and City to coordinate utilities that need to be protected or relocated due to Right of Way vacations in the area.

Architecture:

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 plane along the main building footprint and it has varying building and parapet heights. Clerestory glass and aluminum window frames along with darker wall accent paint 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.