



May 18, 2023

**RE: MN Science and Technology Center
Non-Residential PUD (Concept Stage) Application
Narrative of Project**

Project Description

Ryan Companies US, Inc. (Ryan) is proposing to redevelop 45.85± acres of the 105.57± acre site, which largely consists of an existing gravel mining operation, to a use of office with research and development labs. Please note that subsequent applications will be submitted for the balance of the 105.57 acres and uses are anticipated to conform to the City's Comprehensive Plan and Gravel Mining Area (GMA) South Master Plan.

Relationship to City's Comprehensive Plan

The site is within the Gravel Mining Area Land Use in the 2040 Comprehensive Plan. The south portion of the site is guided as Regional Mixed Use (RMU)-East Interstate Frontage. The types of uses proposed are all allowed under that land use guiding. The Comprehensive Plan includes uses of high quality, large format office and mixed-use buildings, mixed-use business park buildings, manufacturing uses, and high-quality office, with the specific mix being determined by market forces.

Community Goals

The community goals are to support future growth and stability of the community and allow supporting development to occur on the Project; and realize additional revenue from said development. The PUD allows the subject property to be developed in a way that provides flexibility to allow the development to grow in the future. The PUDs intention is to create needed services and facilities not currently available in the city, provide enhanced employment with increased wages, as well as removing blight.

Ryan Companies US, Inc.
533 South Third Street, Suite 100
Minneapolis, MN 55415

p: 612-492-4000
ryancompanies.com



Project Contacts

- Property Owner: C.S. McCrossan, Inc.
c/o Tom McCrossan
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Maple Grove, MN 55369
- Developer: Ryan Companies US, Inc.
Peter Fitzgerald
Vice President of Real Estate Development
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- Legal: Ryan Companies US, Inc.
Debra Altschuler
Senior Real Estate Development Attorney/Vice President
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- Civil Engineer: Ryan A+E, Inc.
Chad Lockwood, P.E. LEED AP
Associate Director of Engineering
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- Land Surveyor: Westwood Professional Services Inc.
Matt Welinski, PLS
Local Survey Services Leader
1900 Medical Arts Ave S, Suite 100
Sartell, MN 56377

Project Data

- Current Zoning Freeway Frontage (FF)
- Site Area 45.85± acres
- Building Area
 - Proposed Building:

| | |
|--------|--------------|
| Office | 320,000± GSF |
| Lab | 80,000± GSF |
 - Future Building Expansion:

| | |
|------------|--------------------|
| Office | 130,000± GSF |
| <u>Lab</u> | <u>20,000± GSF</u> |
| Total | 550,000± GSF |
- Variations from City Code

| | <u>Code</u> | <u>Proposed</u> |
|----------------------------|-------------|-----------------|
| ○ Minimum Parking Setbacks | | |
| ▪ Front | 30 ft. | 20 ft. |



- Side 20 ft. 0 ft.
 - Rear 20 ft. 0 ft.
- Off-Street Parking:
 - Office 1 per 250 sf (4/1000) 1 per 333 sf (3/1000)
- Max. Impervious Lot Coverage: 75% 80%