



July 10, 2023
(Revised August 1, 2023)

**RE: MN Science and Technology Center – Project Black Bear
Non-Residential PUD Development Stage Plan Application
Narrative of Project**

Purpose for the Request

Ryan Companies US, Inc. (Ryan) is proposing to redevelop 44.77± acres of the 105.85± acre site, which largely consists of an existing gravel mining operation, to a use of office with research and development labs. The PUD Concept Stage Plan was approved by City Council Resolution No. 23-094 on June 26, 2023.

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.



Project Contacts

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Project Description

The initial phase/project of the Minnesota Science and Technology Center development is a build-to-suit office and lab facility. The project is a three story, approximately 400,000 SF building that includes corporate offices, administrative spaces, laboratory / testing areas, and loading dock facilities. The building is planned for at least 256 employees, of which 109 will be created by 2025, and 147 will be created within two years from construction completion.

It is anticipated the facility will operate on a single shift with normal business hours of 7:00 AM to 6:00 PM, 5 days a week. The tenant will also host clients and visitors to exhibit their labs and production facilities and coordinate with their engineers. The tenant may operate on nights and weekends occasionally to meet a deadline.

Project Data

- Current Zoning Freeway Frontage (FF)
- Site Area 44.77± acres



- Building Area

- Proposed Building:

Office	225,850± GSF
Lab	78,950± GSF
Amenities	57,960± GSF
Customer Innovation Center	13,750± GSF
<u>Building-Wide Support</u>	<u>23,800± GSF</u>
Total	400,310± GSF

- Future Building Expansion:

Office/Lab	150,000± GSF
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- Variations from City Code

	<u>Code</u>	<u>Proposed</u>
○ Minimum Parking Setbacks		
▪ Front	30 ft.	20 ft.
▪ Side	20 ft.	20 ft.
▪ Rear	20 ft.	20 ft.
○ Off-Street Parking:		
Office	1 per 250 sf (4/1000)	1 per 333 sf (3/1000)
○ Max. Impervious Lot Coverage:	75%	80%
○ Freestanding Signs		
▪ Number	1 per frontage	3 per frontage
▪ Maximum Area	50 SF	450 SF
▪ Maximum Height	6 FT	15 FT

Building Design

The building is positioned on the site to maximize frontage along Interstate 94. Vehicular access for employees and visitors is from the north, with the main entry to the building on axis with the primary entry drive from 73rd Place. The three-story building is split into two wings joined by a multi-story, glass-walled volume designed to provide views to the exterior and allow daylight to extend into this central connection zone. The upper two floors of the building wings flanking this central volume are clad in two-story curtainwall along the north and south elevations, again to promote views to the outside and allow daylight to penetrate deep into the workspace. This curtainwall includes a scrim of deeper aluminum fins at select locations to provide additional visual interest to these primary elevations. A wood-look metal panel “surround” frames the entire curtainwall area on each elevation. The east and west facades include a smaller area of two-story curtainwall placed in a field of flush metal panel. The two-story upper volume is placed on a visually more solid main level wrapped in architectural precast panels. This precast base is penetrated by full-height glazing in locations tied to interior function. The second and third floors cantilever over the first floor near the main entry, to provide a protected drop off zone. Level One includes visitor-focused functions as well as employee amenity areas, including a conference center, cafeteria and fitness center. This level also includes lab spaces having higher

structural loading criteria. The loading dock, utility services and support spaces are located at this level as well and are accessed from the west along a service drive entering the site from 73rd Place. The upper floors include laboratories, office space, and associated collaboration and support spaces. Rooftop mechanical equipment will be visually screened behind a prefinished metal wall.

Building Materials

In general, the exterior of the proposed building will include exterior materials selected for aesthetic appeal, apparent quality, sustainable attributes and long-term performance. General description of main exterior materials:

- Class I exterior materials including glazing and architectural precast
- Prefinished metal panel systems
- Membrane roofing

Mechanical Equipment

The laboratory uses will have extensive mechanical needs including large air handling units, exhaust fans, and bulk lab gases. The air handling units and exhaust fans will be located on the roof near the center of each building wing and surrounded by a prefinished metal screenwall to minimize their visibility. Bulk gas storage will be located near the loading dock courtyard to facilitate servicing and will be partially screened with a precast and metal louver site wall.

Sustainability

The following is a list of sustainability items that may be incorporated into the project:

- Electrical vehicle charging stations
- Solar PV at grade and on the roof
- Ground Source Geothermal / Geoexchange
- On-site infiltration for stormwater runoff
- Habitat areas
- Water re-use for irrigation
- Native and drought tolerant landscaping
- Pollinator friendly plantings
- Light pollution reduction
- Roofing materials selected to promote heat island reduction

Site Access

We are proposing three points of vehicular access to 73rd Place. The northern/central access to the site will be used primarily for the main building entrance/drop-off, off-street parking and emergency vehicle circulation. The eastern access will be utilized for off-street parking and emergency vehicle circulation. The northwest access is designed as the truck access and will be used for deliveries, trash service, emergency vehicles and off-street parking.



Pedestrian circulation will be provided throughout the site that connects the building directly to public right-of-way. Pathways are provided in the surface parking lots to direct pedestrians to the building entries.

Vehicular Fire Access

Vehicular fire access comments were provided as part of the Concept Stage Plan review by the Fire Inspector. The Development Stage PUD plans are designed to comply with comments received. A 26 ft. minimum width access road is provided on the north and south sides of the building. A dual use path for pedestrians and emergency vehicles is provided on the south side of the building that is designed to satisfy the requirements of the aerial fire apparatus access road. All three site access points are designed to provide circulation for vehicular fire access.

Off-Street Parking

Proposed parking is sized to accommodate the tenant needs of 1,238 stalls with 62 of them having electric vehicle charging. Space is provided (proof of parking) for an additional 260 stalls to coincide with the future building expansion for a total count of 1,498 stalls on site. This equates to 2.7 stalls per 1,000 SF gross parking ratio and 3 stalls per 1,000 SF ratio when a ten percent parking reduction is applied.

Off-Street Loading Area

The project includes a loading area with 4 loading dock doors to accommodate deliveries and service to the building. One of the dock spaces will be utilized for a compactor. Additionally, a drive-in door is proposed to allow direct access to the building for smaller delivery vehicles.

Snow Removal and Storage

Snow will be cleared from parking areas, drive aisles and sidewalks following snow events. Greenspace areas along parking areas and sidewalks will be utilized for snow storage.

Site Amenities

The following is a list of site amenities that may be incorporated into the project:

- Walking paths
- Ponds
- Yard games area
- Outdoor grill/kitchen w/seating
- Seating areas
- Sport courts
- Food truck parking
- Beehives/gardens



Utilities

The proposed sanitary sewer service will tie-in to the existing 16" main along the east property line of the site. The existing 16" sanitary sewer will remain in place through the site with an 8" extension proposed in the west portion of 73rd Place to support future development to the north/northwest of the site.

Watermain is proposed to be extended from the southwest property corner from a main being provided as part of the neighboring project to the east, to 73rd Place and Revere Lane. An 8" diameter water loop will be provided within the site that includes hydrants generally spaced at 300 ft. intervals.

Storm sewer in Revere Lane and 73rd Place will route public storm runoff to a pond on the north side of 73rd Place. Storm sewer on site will route runoff from the property to a stormwater pond located at the SE corner of the site that will discharge to storm sewer be installed as part of the neighboring project to the east.

Stormwater Management

The proposed stormwater management design is based on City of Maple Grove and Shingle Creek Watershed Management Commission requirements. Per City of Maple Grove Gravel Mining Masterplan, in 2010, the Commission reviewed and approved a plan by the City of Maple Grove to obtain regional infiltration credits for the Gravel Mining Area. As result, new developments are not required to meet infiltration standards on the project site. The proposed stormwater design includes two stormwater/NURP ponds to provide rate control and meet water quality standards, as well as infiltration and water reuse for sustainability.

Landscaping

The proposed landscape design will include a diverse selection of trees, shrubs, perennials, grasses, and ground covers which will provide an esthetically pleasing experience throughout multiple seasons while also fulfilling the requirements of the City zoning code. Outside of the proposed building and hardscape elements, the entire site will be landscaped and irrigated.

The quantity of proposed trees has been determined by the landscape standards in the city code, which is based on the total linear perimeter footage of the lot divided by 40. To meet these requirements the project is proposing 216 overstory trees. In addition, understory trees will also be provided to complete a quality landscape treatment of the site. The site tree diversity is represented using twenty-four (24) species which vary in height, shape, color, texture and canopy coverage. In addition to the tree requirements being met, all open space areas will be completed by fully landscaping site areas by using a combination of hardy shrubs, pollinating perennials, native prairie plants, drought tolerant turfgrass treatments, and annuals.



Signage

Building Mounted Signage

Building-mounted signage is planned for three locations in total. Two of these are proposed for the rooftop screen walls, to provide visibility in each direction from Interstate 94. The third is proposed for the exterior wall near the main entry vestibule on first floor. (Proposed locations are shown on the elevations.)

The following outlines the allowed building signage (5% of wall area/elevation) compared to what is being proposed:

Elevation	Wall Area	Sign Area Allowed	Sign Area Proposed
West	22,572 SF	1,129 SF	250SF
East	22,077 SF	1,104 SF	
North	46,499 SF	2,325 SF	250 SF
South	46,499 SF	2,325 SF	250 SF
	TOTAL	6,882 SF	750 SF

Freestanding Monument Signs

There are five monument signs proposed, one at the northwest access to 73rd Place, one at the northern/central access point to the 73rd Place/Revere Lane roundabout, one at the eastern access to 73rd Place, and two along the Interstate 94 frontage. The three signs along the 73rd Place frontage will be 50 SF each with 6 FT maximum height. The two signs along the Interstate 94 frontage are proposed at 450 SF each with 15 FT maximum height.

Roadway Improvements

A series of roadway improvements to Revere Lane and 73rd Place will be needed to support the proposed development and provide access to the site. The improvements will generally consist of constructing roadway extensions of Revere Lane and 73rd Place to and along the north site boundary that will generally include sanitary sewer main, water main, storm sewer, pavement, curb and gutter, sidewalk, landscaping, lighting, and stormwater management facilities.

Anticipated Schedule

- Construction Start: December 2023
- Substantial Completion: August 2025