

TO: Chad Lockwood, Ryan Companies
FROM: Peter Vickerman, Planning Manager
DATE: August 02, 2023
SUBJECT: Project Black Bear

Community and Economic Development staff have the following comments:

1. Site Plan
 - a. No issues. Staff is comfortable with the proposed parking.
2. Landscaping
 - a. The applicant will work with staff to provide adequate soil types to ensure the overall health and success of all proposed trees in islands with less than a 30'x30' growing area.
3. Lighting
 - a. All issued corrected
4. Signs
 - a. Staff is comfortable with the proposed sign package that allows 750 s.f. of wall sign area and three 50 s.f. signs along 73rd Avenue and two 450 s.f. signs along I-94/694.
5. Miscellaneous
 - a. Staff requests additional information on where the existing McCrossan material and equipment on the site will be moved.

TO: Peter Vickerman
FROM: Brandon Stenglein
DATE: 7/21/23
PROJECT NAME: MN Science & Technology Center - Project Black Bear
LOCATION: Fountains Drive & Revere Lane North
PID:
SUBMITTAL: Development

The Engineering Department has reviewed the above mentioned project and offer the following comments:

SUMMARY

Redevelopment of 44.77 Acres of the 105.85 Acre gravel mining site for uses as office buildings including research and development labs

GENERAL COMMENTS

Status

a.

ASSESSMENTS

Status

a.

PLAT

Status

a.

PROJECT NAME: MN Science & Technology Center - Project Black Bear

LOCATION: Fountains Drive & Revere Lane North

DATE: 7/21/23

WATER RESOURCES

DEREK ASCHE - WATER RESOURCES ENGINEER

1. GENERAL COMMENTS

	Status
a. Plan Set is dated 7/10/23	Informational
b. Signed copy required for approval Plans and subsequent updates must be provided to City consultant for public	Informational
c. infrastructure	Informational
d. Coordinate grading with plans to the east/west. Show proposed contours	Informational
e. Retaining walls greater than 4' require building permit	Informational
f. Sheet C402 1 Call out EOF and location for pond.	Unresolved - C of A
g. Sheet C403 1 Confirm drainage escapes loading dock area or add pump	Unresolved - C of A
h. Sheet C404 1 Call out EOF and location for pond.	Unresolved - C of A
i. Sheet C601 1 Provide detail for each pond outlet. No generals Provide landscape plan - filtration basin shall be planted in clumps of fox sedge and	Unresolved - C of A
j. prairie cord grass	Unresolved - C of A
g. Provide SWPPP with grading permit application All final runs of storm sewer that terminate into ponds with a flared end section must	Unresolved - C of A
h. be reinforced concrete pipe.	Informational
i. Reduce number of storm inlets at the southeast pond to two.	Unresolved - C of A

5. STORMWATER MANAGEMENT

	Status
A stormwater BMP maintenance agreement required and will be drafted by the City of	
a. Maple Grove.	Unresolved - C of A
b. Table 1.1 in report must use local, Hennepin County depths	Unresolved - C of A
c.	

6. REQUIRED PERMITS

	Status
a. Maple Grove Grading Permit	Unresolved - C of A
b. Shingle Creek Watershed Review (In process)	Unresolved - C of A
c. NPDES Construction Stormwater	Unresolved - C of A
d. Sewer & Water Excavating and ROW permits may be required	Informational
e. Storm Sewer Permit (ROW permit may be required)	
f.	

TRANSPORTATION

JOHN HAGEN - TRAFFIC OPERATIONS ENGINEER

PROJECT NAME: MN Science & Technology Center - Project Black Bear

LOCATION: Fountains Drive & Revere Lane North

DATE: 7/21/23

7. TRIP GENERATION

Status

The proposed development consisting of 400,000 SF office/land use will likely generate approximately **2,930 trips on an average weekday**, with **380 trips occurring during the a.m. peak hour** (312 inbound and 68 outbound), and **360 trips occurring during the p.m. peak hour** (58 inbound and 302 outbound)

a. Informational

A traffic study is not required due to the proposed land use, since the proposed land use is consistent with the comp plan and master plan for the GMA, and the planned adjacent roadway system was design to accommodate the proposed land use and intensity. However, as the proposed outlots to the north and east of the proposed 400 KSF develops, a traffic study will be required since some of the proposed public roadways in that portion of the large MN Science and Technology Center are not

b. consistent with what were envisioned in previous planning efforts. Informational

c.

8. ACCESS

Status

Access to the proposed 400 KSF office building is proposed at three (3) locations: two (2) driveways along 73rd Place (one on either side of Revere Lane), and one (1)

a. driveway that serves as the south leg of the 73rd Place / Revere Lane roundabout. Informational

b. The proposed access is acceptable. Informational

c.

9. PARKING

Status

a. No comments Informational

b.

10. PEDESTRIAN ACCOMODATIONS

Status

The proposed site plan provides internal pathways to provide on-site pedestrian circulation, as well as pedestrian sidewalk connections to the planned public sidewalks

a. and trails that will run along the 73rd Place corridor. Informational

b. The proposed pedestrian accommodations are acceptable. Informational

c.

11. LANDSCAPE PLAN COMMENTS

Status

It appears that the proposed landscape plan provides adequate sight-triangles at proposed driveway connections with the adjacent public street system. The applicant should continue to assure that the proposed landscaped areas do not encroach upon

a. the required sight-triangles. Informational

b.

12. OTHER MISCELLANEOUS COMMENTS

Status

PROJECT NAME: MN Science & Technology Center - Project Black Bear

LOCATION: Fountains Drive & Revere Lane North

DATE: 7/21/23

Stop signs should be installed at the proposed site access driveways onto 73rd Place.

The proposed access located at the 73rd Place / Revere Lane roundabout will be

a. controlled by a yield sign.

Informational

b.

UTILITIES

JAY MURZYN - UTILITY OPERATIONS ENGINEER

13. GENERAL COMMENTS

Status

An ex. MH located in the proposed eastern portion of the parking lot appears to be in the flowline of the curbline. Either spin the cone so the entire manhole casting sits in

a. the parking lot or move the manhole away from the curb to the drive aisle.

Unresolved - Resubmit

Public utilities on the east side and the pond on the south east side need to be within

b. dedicated easement.

Unresolved - Resubmit

c. All on site utilities assumed to be private, if otherwise, provide easement.

Informational

d.

14. WATER

Status

a. Additional valves needed at crosses and tees (3 at a cross, 2 at a tee).

Future Resolution

b.

15. SANITARY SEWER

Status

All MH adjustments and sewer connections shall be completed in accordance with City

a. standards.

Informational

b. All drop MHs shall be outside drops

Future Resolution

c.

WATER RESOURCES

DEREK ASCHE - WATER RESOURCES ENGINEER 8/7/2023

1. GENERAL COMMENTS

	Status
a. Plan Set is dated 7/10/23 revised 8/1/23	Informational
b. Signed copy required for approval	Informational
c. Plans and subsequent updates must be provided to City consultant for public infrastructure	Informational
d. Coordinate grading with plans to the east/west. Show proposed contours	Informational
e. Retaining walls greater than 4' require building permit	Informational
f. Sheet C402	
1 Call out EOF and location for pond.	Resolved
g. Sheet C403	
1 Confirm drainage escapes loading dock area or add pump. Looks like EOF at 899 is closer to 900+ as water travels down access aisle.	Unresolved - C of A
h. Sheet C404	
1 EOF for Pond of 903.25 seems high and should be at least 18" lower than FFE of proposed and future building expansion.	Unresolved - C of A
i. Sheet C601	
1 Provide detail for each pond outlet. No generals	Resolved
Provide landscape plan - filtration basin shall be planted in clumps of fox sedge and prairie cord grass	Unresolved - C of A
j. Provide SWPPP with grading permit application	Unresolved - C of A
All final runs of storm sewer that terminate into ponds with a flared end section must be reinforced concrete pipe.	Informational
i. Reduce number of storm inlets at the southeast pond to two.	Resolved

5. STORMWATER MANAGEMENT

	Status
a. A stormwater BMP maintenance agreement required and will be drafted by the City of Maple Grove.	Unresolved - C of A
b. Table 1.1 in report must use local, Hennepin County depths	Unresolved - C of A
c.	



City of Maple Grove

12800 Arbor Lakes Parkway, Maple Grove, MN 55369-7064
FIRE-RESCUE DEPARTMENT

Fire Operations
763-494-6300

Fire Prevention
763-494-6090

July 21, 2023

RE: Project Black Bear Site Plan Review

Fire department has reviewed the site plans for Project Black Bear dated 7/05/23 and 7/10/23 and have the following comments:

1. **Fire Apparatus Access Roads:** Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building. Maple Grove City Code, Chapter 18, Article III.

Comments:

- *No comment.*
2. **Design:** Fire apparatus roads shall be designed with a 20-foot width and maintained to support the imposed loads of fire apparatus (77,000 lb. gross weight) and shall be provided with a surface to provide all-weather driving capabilities. Longitudinal grade shall not exceed 6 percent or lateral grade shall not exceed 2 percent. A 20-foot inside and a 40-foot outside turning radius shall be provided for fire apparatus access roads and approved turnarounds. Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turn-around. Maple Grove City Code, Chapter 18, Article III.

Comments:

- *Fire apparatus turning movements should be provided with the building plans for review. The Fire Access Lane/Walking Path along the South side of the building will*

need to meet these requirements since this will be utilized as our Aerial Fire Apparatus Access Road to reach the building from the midpoint to the East.

- 3. Aerial Fire Apparatus Access Roads: Where required.** Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet *approved* aerial fire apparatus access roads shall be provided.

Comments:

- *Given the design of the building, aerial fire apparatus access shall be split at the midpoint of the building with access being provided on both the North and South side. Aerial access roads required on the North side of the building from the midpoint to the West. Also required on the South side of the building from the midpoint to the East.*

- 4. Width.** Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet exclusive of shoulders, in the immediate vicinity of the building or portion thereof. Verify that any overstory trees planted along this access will not impede apparatus movements.

Comments:

- *Aerial fire apparatus access road provided.*

- 5. Proximity to building:** One or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be *approved* by the *fire code official*.

Comments:

- *The aerial access road on the North or front of the building from the midpoint to the West appears to be approximately 45' away from the building. This access will need to be brought closer to the building. The aerial access road on the rear or South side of the building from the midpoint to the East appears to meet these requirements.*

- 6. Fire sprinkler water mains:** Fire sprinkler water mains shall be brought into a one-hour fire resistive room with exterior access, a floor drain, and a sidewalk to the public way. Maple Grove City Code, Chapter 18, Article III.

Comments:

- *A low temperature sensor is required if the Riser Room has direct exterior access.*

7. **Water supplies for fire protection:** Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus road, as measured by an approved route around the exterior of the facility or building, on site fire hydrants and mains shall be provided where required by the code official. Maple Grove City Code, Chapter 18, Article III.

Comments:

- *No comments.*

8. **Combination Water Service Lines:** When the size of the domestic water main installed on combination fire sprinkler/domestic water line in the building exceeds 25% of the size of the combination water service line, the building water usage shall be designed into the hydraulic calculations of the sprinkler system and shall include the lawn irrigation system.

- a. In lieu of hydraulically calculating the building domestic water usage and lawn irrigation system, an electric solenoid valve shall be installed on the main domestic side of the service.
- b. The electric solenoid valve shall be installed immediately after the main valve (before the meter). This valve shall be normally powered open and close on loss of electric power or signal from the automatic fire sprinkler system water flow switch.

Maple Grove City Code, Chapter 18, Article III, Fire Prevention Code, Sec. 18-89.

Comments:

- *Utility plans show a separate 4" domestic service and an 8" fire service line which is acceptable.*

9. **Location of Fire Hydrants and General Requirements:** Hydrants shall be located within a reasonable distance from driving surface; five feet minimum from curb (fire department access). If hydrant is located in a safety island and cannot be located back five (5) feet from the curb, the hydrant shall be centered in the safety island. It is the fire department's preference to locate a fire hydrant along the driveway entrance, unless only one fire hydrant is being installed and needs to be located closer to the fire department connection. Maple Grove City Code, Chapter 18, Article III.

- a. A fire hydrant shall be located within 100 feet of the fire department connection (FDC).

- b. Hydrants and valves shall not be located closer than 40 feet from the building unless approved by the authority having jurisdiction. NFPA 24, Section 7.2
- c. If hydrants are located in front of parking spaces or roadways, a fire lane will be designated in front measuring 10 feet in each direction. MSFC, Appendix D103.6.
- d. Fire hydrants and other fire protection equipment must not be obstructed or the view of the equipment blocked by landscaping. ***A minimum clearance of five (5) feet shall be provided and maintained around fire hydrants and other fire protection equipment.*** The full-anticipated growth of the trees and shrubs must be considered when planting. A five (5) foot clearance must be provided when the landscaping reaches maturity. Any landscaping planted should be placed so it will meet the future clearance requirements at maturity. Maple Grove City Code, Chapter 18, Article III, Fire Prevention Code, Section 18-82.
- e. Hydrants shall be at least fifteen (15) feet away from all utilities. Unless otherwise approved by the fire code official. Maple Grove City Code, Chapter 18, Article III, Fire Prevention Code, Section 18-82.
- f. Water mains serving multiple hydrants shall be looped systems. Maple Grove City Code, Chapter 18, Article III, Fire Prevention Code, Section 18-81.
- g. A minimum of ten (10) feet separation shall be provided between the fire department connection and all utilities. Maple Grove City Code, Chapter 18 Article III, Fire Prevention Code sec. 18-92.
- h. A minimum of a five (5) foot in width by five (5) foot in depth clear space is required around fire department connections. Maple Grove City Code, Chapter 18 Article III, Fire Prevention Code sec. 18-92.
- i. Immediate access to fire department connections shall be maintained at all times and without obstruction. Access to fire department connections shall be approved by the fire code official. 2020 MN State Fire Code, Sec. 912.
- j. Locking fire department connection caps are now required. Contact Fire Inspections for more information.
- k. Hydrants, gate valves, and valve boxes, etc., and their installation shall be in accordance with City of Maple Grove specifications.

Comments:

- *The location of the FDC is not shown and must be located within 100 feet of a fire hydrant and be accessible at all times.*
- *Locking FDC caps will be required. Knox or Potter are the approved vendors.*

Please feel free to contact me if you have any questions.

Sincerely,

Eric Lind

Eric Lind
Fire Inspector
Office: 763-494-6094
Cell: 612-598-0969
Email: ELind@MapleGroveMN.gov



City of Maple Grove

12800 Arbor Lakes Parkway, Maple Grove, MN 55369-7064
FIRE-RESCUE DEPARTMENT

Fire Operations
763-494-6300

Fire Prevention
763-494-6090

August 8, 2023

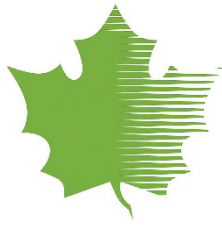
RE: Project Black Bear Site Plan Review - Resubmittal

Fire department has reviewed the revised site plans and responses to City comments for Project Black Bear dated 08/02/23. We are satisfied with the responses at this time and will verify changes to the building plans once submitted. Please feel free to contact me with any questions or concerns.

Sincerely,

Eric Lind

Eric Lind
Fire Inspector
Office: 763-494-6094
Cell: 612-598-0969
Email: ELind@MapleGroveMN.gov



MEMORANDUM

TO: Peter Vickerman, Planning Manager

FROM: Ben Jaszewski, Superintendent of Parks and Planning

DATE: August 3, 2023

SUBJECT: Project Black Bear

After reviewing the above-mentioned submittal, the Parks & Recreation Board staff has the following comments:

- The Park Dedication ordinance applies to this subdivision which requires a land dedication or a cash equivalent per acre based on the current rate.
- The Park Dedication obligation for the proposed subdivision would be a cash dedication based on the 2023 Commercial rate of \$11,000 per acre.
- This PUD consists of 40.01± acres of the 105.85± acre site just north of 694 in the gravel mining area. The developer is proposing a 400,000 SF facility with a combination of office space and research and development labs. The remaining acreage platted as outlots will require park dedication when they are platted as lots. The park dedication obligation calculates as follows:

Lot 1 Block 1:
40.01 acres x \$11,000 = \$440,110
Outlot B = 7.86 acres (Future Development)
Outlot C = 53.43 acres (Future Development)

- Project Black Bear is located within the city's Park Service Area (PSA) 24. PSA 24 is predominantly zoned for office and industrial space with some residential along Zachary Ln N which runs north and south on the west side of this PSA. A neighborhood park is planned and will occur as future development continues.

General

- *The recommendations above are that of the Parks and Recreation staff. Park dedication requirements are acted on by the Parks and Recreation Board at their regularly scheduled monthly meetings and forwarded on to the City Council for final approval.*
- *Applicants may pay the park dedication fee at any time after the final plat has been approved by the City Council and Park Board but it must be paid before the plat is released by the City for filing.*

- *Park dedication rates are reviewed annually in February by the City Council. The rate is applied at the time the plat is released to the County for filing.*