



December 16, 2019  
(Revised January 17, 2020)

**RE: Project 100  
Non-Residential PUD (Concept Stage), Rezoning, and Final Plat Applications  
Narrative of Project**

### **Project Description**

Ryan Companies US, Inc. (Ryan) is proposing to redevelop the 100.63± acre site, which largely consists of agricultural land, as a mixed-use development. Based on current market realities and developer interest, Ryan estimates a land use mix of office, medical office, hospital/medical, multi-family residential, and senior living. Other land uses that may be appropriate for this project site include, but are not limited to; commercial, retail, hospitality and other land uses allowed in the Mixed-Use district.

The proposed subdivision is described as the Minnesota Health Village (“MHV”). The MHV integrates a variety of uses, including, healthcare, senior living, hospitality, retail, office, research, education, residential, and wellness. The environment improves patient satisfaction and the quality of care. Additionally, it strengthens brand awareness for the health system, reduces costs and financial risks, and establishes a better connection with the community. They not only treat the sick but also offer resources and services for patients to continue staying healthy and well.

The proposed development recognizes Maple Grove Hospital as an anchor to the overall development and is oriented around the hospital’s long-term needs, as well as minimal disturbance of natural area amenities.

The MHV will strive to:

- put people first
- empower champions of health
- energize shared spaces
- make healthy choices easy
- ensure equitable access
- “mix it up”
- embrace unique character
- make it active



- reserve areas for hospital expansion
- establish design standards where practical
- promote warm and welcoming design that creates a healing and healthy environment
- promote pedestrian activity
- place land uses and infrastructure to maximize development flexibility
- provide convenient parking while at the same time, offer transit opportunities where practical
- cluster related uses in clinical zones
- provide land for additional uses that are functionally related
- promote collaborative partnerships.

As depicted, an urban form will be created with the completion of Grove Circle North and will serve as the nerve center and create a sense of place for the community to enjoy.

### **Relationship to City's Comprehensive Plan**

The site is guided Mixed Use in the 2030 and 2040 Comprehensive Plan and the types of uses proposed are all allowed under that land use guiding. The proposed 2040 Comprehensive Plan is currently under review by the Metropolitan Council. The Comprehensive Plan guides this area for Mixed-Use, which includes; office, high-density housing, major or ancillary retail, civic buildings, manufacturing, and office-warehouse.

### **Community Goals**

The community goals are to support future growth and stability of the community hospital and allow supporting development to occur on the Project 100 property and realize additional revenue from said development. The PUD allows the subject property to be developed in a way that expands the hospital campus and allows it the flexibility to evolve over the next 50-100 years. The PUD allows the creation of a sense of place and public realm that the existing zoning would not permit. Additionally, given various site constraints, the current zoning would limit the development feasibility of sites north and west of the planned extension of Grove Circle North.

### **Project Contacts**

- **Property Owner:** Paul T Radintz Etal  
c/o Henry C. Radintz  
720 Dickey Lake Drive  
Orono, MN 55356
- **Developer:** Ryan Companies US, Inc.  
Erwin Effler III  
Vice President of Real Estate Development  
533 South Third Street, Suite 100  
Minneapolis, MN 55415
- **Legal:** Ryan Companies US, Inc.  
Audra Williams  
Senior Real Estate Attorney



533 South Third Street, Suite 100  
Minneapolis, MN 55415

- Civil Engineer: Ryan A+E, Inc.  
Chad Lockwood, P.E. LEED AP  
Senior Civil Engineer  
533 South Third Street, Suite 100  
Minneapolis, MN 55415
- Land Surveyor: Loucks, Inc.  
Max Stanislawski, PLS  
Director of Surveying  
7200 Hemlock Lane, Suite 300  
Maple Grove, MN 55369

### **Existing Site Conditions**

The site is currently used for agricultural production and is bordered by Interstate 94 to the west, Highway 610 to the north, mixed-use development to the east, and complimentary mixed-use development along Grove Circle North to the south. The previous farmstead has been removed from the property and only a single outbuilding remains on the northern portion of the site. The Mixed-Use area to the east and south began developing in 2007 and includes the Maple Grove Hospital, significant retail, office and medical office space. Development in the area is ongoing with additional retail, restaurants, office, and medical office uses filling in vacant parcels.

### **Existing Overlay Districts**

Portions of the site are located in a Wetland Systems District (W), Tree Preservation District (T) Shoreland District (S) and as described below:

#### **Wetland Systems District**

Kjolhaug Environmental Services (KES) delineated four wetlands on site that cover a total of approximately 9.34 acres. Most of the wetlands have been somewhat degraded by agricultural practices and invasive species. Three of the four wetlands are partially ditched/drained (Wetlands 2 and 3) or farmed (Wetland 1).

All wetlands delineated in the project area have been assigned management criteria and protective priorities as part of the wetland delineation approval process. All wetlands have been designated as Manage-Flexible or Manage-Restore as defined in the City's Local Surface Water Management Plan.

Consideration for approval of wetland impacts will include the City's management criteria and protective priorities as well as applicable Federal, State, and local regulations.

#### **Tree Preservation District**

A Tree Preservation or T-Zone area is located on the southwestern edge of the property consisting of 6.7 acres and 431 trees. A tree survey was conducted on May 2, 2019 that





- Multi-Family    1.8 per unit    2 per unit
- Senior Living    0.9 per unit    1 per unit

*\* Other land uses that may be proposed include, but are not limited to; commercial, retail, hospitality and other land uses allowed in the Mixed-Use district. There is potential that these uses could replace those depicted on the Concept Plan.*

### **Park Dedication**

In lieu of providing dedicated park space, the project proposes a trail system that connects through the site. The system will consist of an 8' wide bituminous trail that connects from TH 610 through the site to public right of way and an 8' walking path adjacent to the central wetland complex and stream that connects to a plaza space adjacent to Grove Circle North. These improvements total approximately 0.93 ac in size.

### **Development Amenities**

Multi-family and senior living developments will provide outdoor amenities for tenants on their respective lots that may include the following:

- Courtyards
- Seating areas
- Garden areas
- Pool areas
- Grill stations
- Pergolas
- Water features
- Fire pits
- Area for playground and related site furniture

Development projects will also be encouraged to incorporate pocket parks or public areas that create a sense of place and area for people to gather.

### **Phase 1 Improvements**

The initial project improvements generally include the completion of Grove Circle North through the site and a surface parking lot to serve the adjacent Maple Grove Hospital site to the east along with associated stormwater management areas. These improvements are anticipated to commence in spring 2020.



# WILLIAMS BROTHERS



**CONCEPT PACKAGE**  
Project 100 | Maple Grove, MN  
January 17th 2020

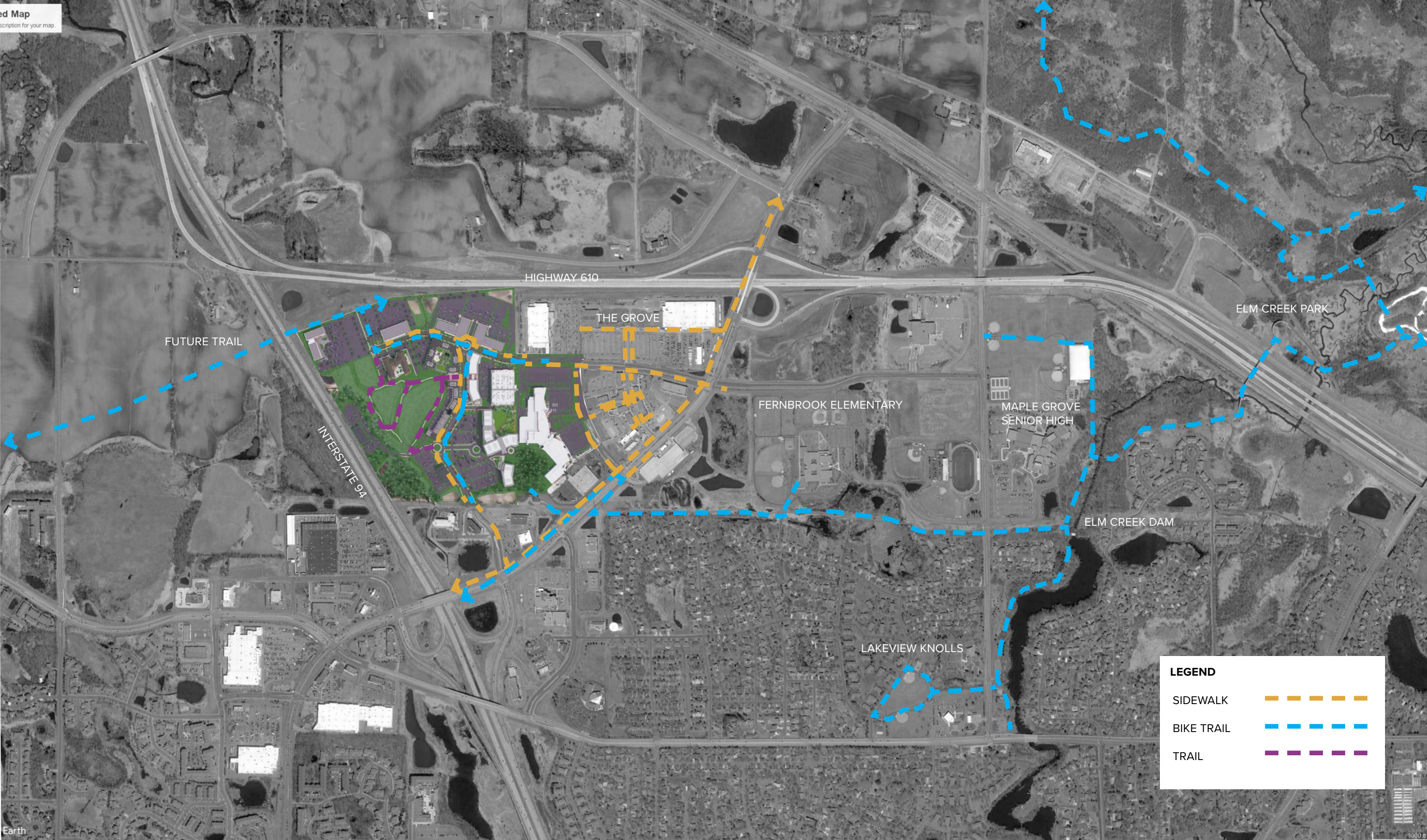




HIGHWAY 610

THE GROVE

INTERSTATE 94



**LEGEND**

SIDEWALK	— — — — —
BIKE TRAIL	— — — — —
TRAIL	— — — — —









