

Attachment A

MEMORANDUM

COMM. NO.: 6131.022.11
CLIENT: Boston Scientific
PROJECT: Building 14 Batteries Expansion

SUBJECT: Land Use Application Narrative
MEMO BY: Joe Ford, RSP Architects
DATE: January 4, 2021

ATTENTION: Mike Mrosła, City Planner, City of Arden Hills
COPY: Jeff Hejl, Boston Scientific

Boston Scientific Corporation proposes to construct an expansion of their manufacturing facility at Building 14, in the northwest corner of the Arden Hills campus. The purpose of the facility is the development and production of lithium batteries for use in medical devices. The primary space in the facility is a 'dry room', a space maintained at less than 1% relative humidity, which is required for handling lithium. Ancillary functions in the addition include office and conference space.

As a critical piece of Boston Scientific's business infrastructure, the expansion is designed as a disaster resistant, resilient facility. Key to this function is the architectural precast panel designed for the exterior. This material helps meet the project's design goals of resistance to high winds, windborne debris, and fire. The expansion is otherwise designed with materials that harmonize with the existing campus context. The proposed composite and profile metal panels, cast stone accents, and glazing systems are also found on existing Building 14, Buildings 3 and 10, and the skyway constructed in 2017.

The proposed expansion is 17,450 square feet, single story with an 8,450 square foot mechanical penthouse. The main story is approximately 20 feet in height and the top of the penthouse walls are 40' high. The penthouse serves to enclose and protect equipment that would typically be mounted on the roof, as with existing Building 14. The penthouse provides the added advantage of moving noise generating equipment indoors. The expansion will still include a screened enclosure on the main roof for three pieces of air-cooled equipment, two to be installed day one, the third space reserved for future expansion.

Site improvements include an entry plaza with outdoor dining area and a 10-stall parking lot. Site and stormwater management design will provide for future construction of an additional 88 stalls. The extents of the future stalls are noted in the submittal drawings and included in proof of parking calculations. New landscaping will be provided in compliance with Arden Hills tree preservation rules. The primary landscaped areas are the new entry plaza to the east of the expansion and a new group of trees planted on the west side to provide screening of the parking lot and building.

End of Memorandum