

"Submittal of a revised narrative."

CITY OF MILWAUKEE

APPLICATION FOR DEVELOPMENT INCENTIVE ZONE PLAN APPROVAL

KOMATSU SOUTH HARBOR CAMPUS – NARRATIVE

Komatsu Mining Corporation (KMC) is in the planning stages of a new Headquarters facility at the east end of Greenfield Avenue on the south side of the street opposite the UWM School of Freshwater Science. The proposed development has views of the Kinnickinnic River to the east and is defined by active railway tracks to the west and railroad tracks that intersect the site thus creating two distinct parcels. The site is comprised as two properties – the City owned parcel at 401 E. Greenfield Avenue and the western parcel – commonly known as the Solvay Coke site – currently owned by We Energies at 311 E. Greenfield Avenue.

KMC has selected the team of EUA, Graef-USA and Hunzinger Construction to lead the design and construction of this new facility – otherwise referred to as the “South Harbor Campus”. This new corporate campus will consist of the following buildings and notable site improvements:

- Three story, 176,000 s.f., Office Building, Training Center/Museum & Automation Lab
- 430,000 s.f., Manufacturing Building
- 650-700 stall multi-story, precast Parking Structure
- Pedestrian Bridge (from Parking Structure to Manufacturing)
- Outdoor Plaza with Signature Monument (Komatsu equipment display)
- Employee amenity spaces facing the future Riverwalk extension and Kinnickinnic River
- Visitor and flex employee surface parking and bus drop-off
- Project is pursuing LEED certification

The proposed site is uniquely suited for Komatsu. The former Solvay Coke site is large enough to house their Manufacturing operations and well served by roadways on each end as well as rail to the west. The City owned parcel along Greenfield offers unique opportunities to leverage street visibility and views of the river for their Office, Training Center/Museum & Automation Lab building. Specific details regarding the components of the campus are as follows:

Office Building – 401 E. Greenfield

The new Class A, 176,000 s.f., Office building is comprised of three distinct architectural forms. A high visibility, two-story entry, training and museum building that aligns with Greenfield Avenue directly across from the School of Freshwater Science. A three-story, office building with views of the KK River and a two-story Automation Lab building that creates a key connection to the Parking structure and other important service features. The two-story portions of the building are 32' in height and the three-story component has a building height of 44'. The building forms are modern architectural expressions that communicate precision and attention to detail – hallmarks of the Komatsu brand. Entry to the Office Building is through a plaza that connects to Greenfield Avenue and is punctuated by Komatsu's signature monument. The Office building leverages views of the River and its length enables an important connection to the structured parking asset and ultimately the Manufacturing Building. The

building is designed to vertically expand by a future, partial Fourth floor and potentially – a three-story addition to the south.

Manufacturing Building – 311 E. Greenfield

The 430,000 s.f. Manufacturing Building is designed to provide Komatsu with state-of-the-art facilities for the manufacture of their surface mining equipment. This building also houses supporting offices, a fitness center, work café and training facilities. The building is purposeful and intentional in its layout, structure and architectural expression. Exterior height varies from 34' to 70' at the high-bay, western Fabrication Bay. The building is designed with the capability to expand to the east, west, and south.

Additionally, lands further south are planned for a future stand alone building approximately 220,000 square feet to accommodate additional manufacturing capabilities.

The office component of this building supports the manufacturing process and leverages views to the river. Architectural metal panel and glass storefront accentuate this element of the building. High performance, insulated metal sandwich panel, vertical glass openings and continuous precast concrete base provide both durable and energy efficiency for this critical component of the campus.

Parking Structure

The parking structure will accommodate approximately 700 stalls and is composed of pre-cast concrete structural elements, painted precast exterior spandrels and visually transparent circulation towers which are consistent in design to the overall campus and allow a high level of safety for employees. Ramping for the structure is internal – therefore exterior spandrels form a pleasing horizontal banding that complements the architecture of the Office Building and Automation Lab. The customer tour path moves through the eastern first floor of the structure.

The parking structure is designed to be expanded northwardly to accommodate future growth.

Site Features

The design of the campus responds to neighborhood context as well as the needs of Komatsu's operations well into the future. Perhaps the most challenging aspect of balancing the site design is the rail line that separates the office, museum and parking from the manufacturing building. Our design response for the campus is to create a building shape that responds to Greenfield Avenue while extending to the south along the river, maximizing views and allowing a vital, conditioned link to the Manufacturing building. This unique feature of the site also necessitated the design and construction of an elevated pedestrian bridge that spans the railroad tracks and connects the office to the manufacturing building. Additional considerations and design features are as follows:

1. Site Design and Building Placement

A. Relationship to Greenfield Avenue, the Kinnikinnic River and Surrounding Context

The proposed building is directly visible and accessed from Greenfield Avenue with pedestrian connections through a community plaza space. This plaza – which contains Komatsu's signature monument – will allow direct access to the main public entry to the building. The plaza and access to the monument is an important component of the customer

and employee experience. Komatsu is also anticipating a high level of community engagement in this location with local schools, organizations and businesses. The plaza will feature natural landscaping, seating, decorative pavers and access to bicycling parking. From a planning perspective we've oriented more public functions of the campus along Greenfield Avenue – including community outreach and museum elements within the two-story portion of the Office building.

B. Access, Circulation and Parking

The proposed development provides clear delineation between vehicular (both auto and truck) and pedestrian areas. Primary vehicular traffic happens on the north side of the site at Greenfield Avenue with facilities for truck access on both the north and south sides of the site. All vehicular ways are clearly separated from pedestrian access. Additionally, Komatsu employees and visitors will have access to the future Riverwalk to the east.

C. Parking Placement

Due to the irregular shaped site we're able to orient the surface parking lot in a manner most advantageous to Komatsu while complementing patterns established on the north side of the street by the School of Freshwater Science. This pattern reflects a similar "solid and void" approach in this unique section of Greenfield Avenue.

The proposed parking count meets the Komatsu requirements for employee and guest parking for the initial build-out.

D. Landscape and Screening Standards.

The landscaping design incorporates low maintenance, 100% native plantings in accordance with LEED design guidelines. Vegetation will incorporate year round interest and be drought tolerant to eliminate the need for a permanent irrigation system. No invasive species are utilized in the design, and compatible vegetation will be incorporated into the bioretention cell to provide functional yet clean aesthetics.

In addition to the entry plaza along Greenfield Avenue, there is outdoor employee space provided between the Office Building and the future Riverwalk.

The parking lot configuration places circulation and entry drive functions along the street edge, buffered by a ten foot landscape feature. The parking stalls are internal to the parking field and run parallel to the street edge. The landscape buffer will also feature a fence with masonry or stone piers. Bio-swales are incorporated into the design of the parking areas and overall site.

The service area and dumpster enclosure are concealed within the Automation Lab area, directly adjacent to the parking structure – near the loading dock for the office facility. The loading dock will be used only occasionally and will be screened from view.

2. Signage

A. Signage Design Standards

The primary visitor and employee entry along Greenfield will incorporate a monument sign that marks the entry and supports the Komatsu brand. Additionally, the entrance to Manufacturing is intended to have an additional monument sign as well as the frontage along the future Riverwalk.

No significant building mounted signage is planned for the Office Building. The Manufacturing Building is intended to have signage on the north, east and west facades. Other entry points to the campus will be discretely branded with Komatsu identity and directional signage.
