FARMINGTON TECHNOLOGY PARK, MN

VIEW STUDY

SEPTEMBER 2024

(#) VIEW STUDY LOCATION

NOTES:

1. Concept plan only . The building layout is subject to change during future City Site Plan review process.
2. View study is based on this current concept plan and available topographic information.

EXISTING PHOTOGRAPHY:

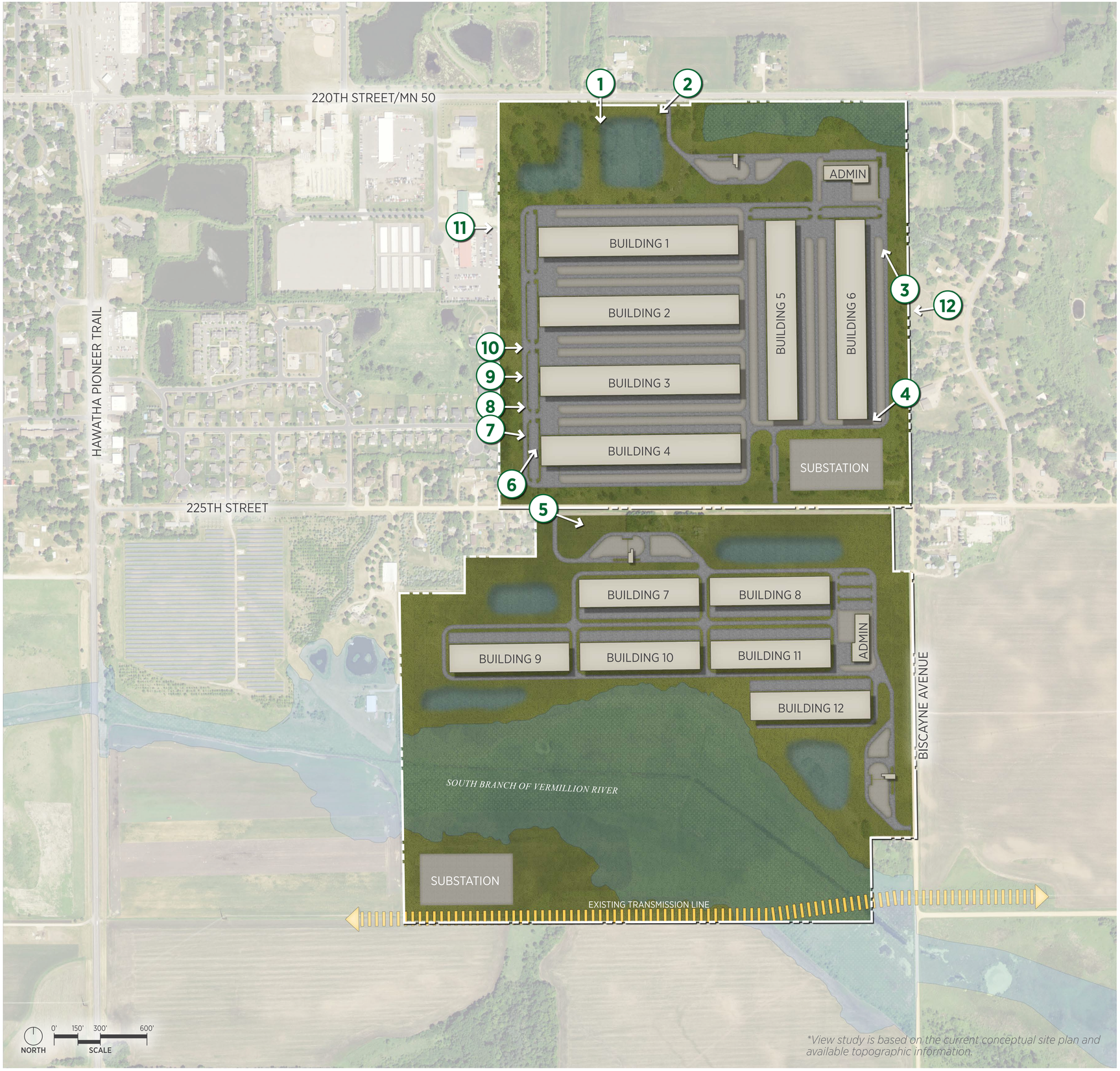
1. Existing condition photography was captured in August 2024.

DIGITAL MODEL:

1. The digital model is based on the potential concept plan and utilizes digital terrain of existing conditions to set the vertical placement of the potential buildings.
2. The potential buildings are shown at 50' or 80' heights.
3. The digital model replicates the existing photo location and camera settings.
4. The white dotted line shows the extent of the potential building.

DIGITAL MODEL & EXISTING CONDITION:

1. Utilizing the existing photography and digital model, the view study shows the potential visual impact of the planned development.
2. The white dotted line shows the extent of the potential building. This outline over the composite shows the extent of the building behind any visual mitigation (existing vegetation, potential berming and potential landscape).
3. Potential visual mitigation consists of a combination of berms and landscape.
4. Potential berms as shown, have a maximum height of 21', above existing conditions.
5. Potential evergreen trees range in height from 15'-20'.
6. Potential deciduous trees range in height from 18'-25'.
7. Based on a growth rate of 12"-18" per year +/-, the potential tree heights within this view study are shown with an estimated 5 to 10 years of growth.



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Accelerating Responsible Infrastructure

NORRIS DESIGN
PEOPLE + PLACEMAKING

FARMINGTON TECHNOLOGY PARK, MN

VIEW STUDY

SEPTEMBER 2024

KEY MAP

1 VIEW STUDY LOCATION

NOTES:

1. Existing condition photography was captured in August 2024.
2. From this view location, the photographer, for saftety reasons, had to obtain the photography from off of the side of the roadway to avoid traffic along 220th.
3. Because of this lower vantage point, we have added a digital representation of the potential development conditions to page 5 of this view study.

EXISTING CONDITION

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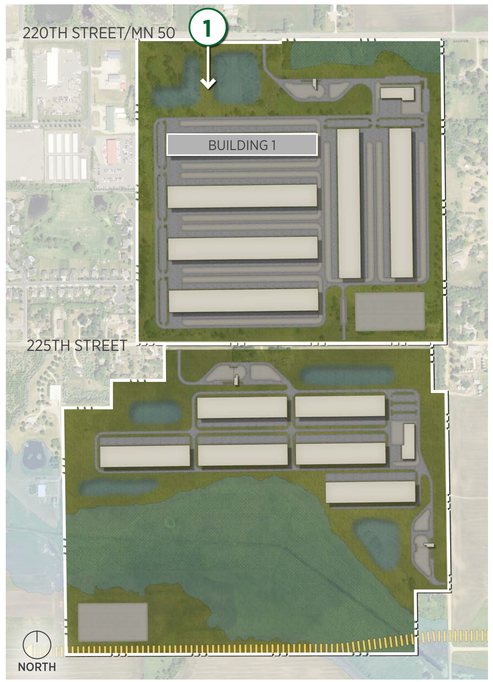
**View study is based on the current conceptual site plan and available topographic information.*

FARMINGTON TECHNOLOGY PARK, MN

VIEW STUDY

SEPTEMBER 2024

KEY MAP

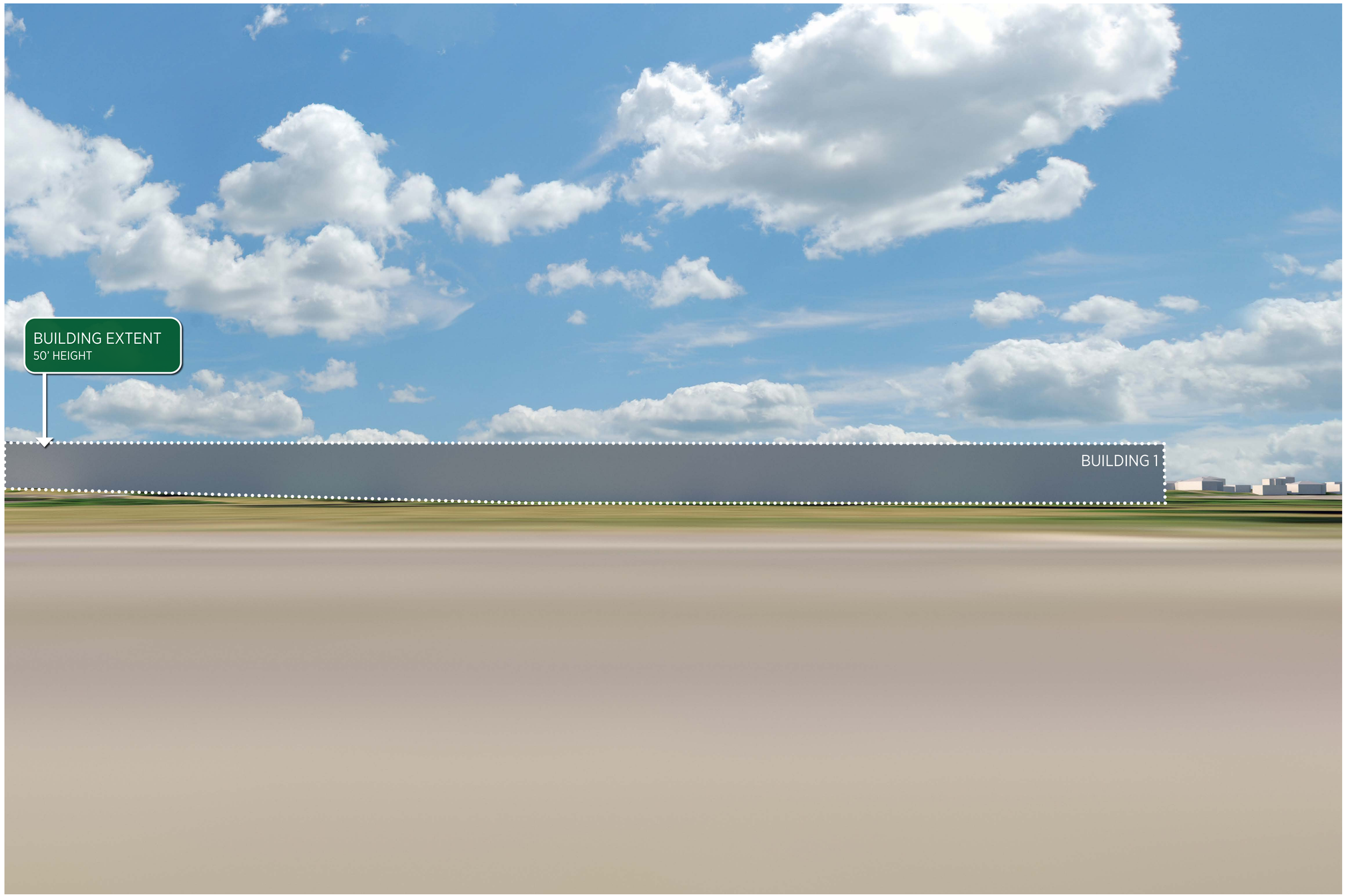


1 VIEW STUDY LOCATION

NOTES:

1. The digital model is based on the potential concept plan and utilizes digital terrain of existing conditions to set the vertical placement of the potential buildings.
2. The potential buildings are shown at 50’ or 80’ heights.
3. The digital model replicates the existing photo location and camera settings.
4. The white dotted line shows the extent of the potential building.

DIGITAL MODEL



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NORRIS DESIGN
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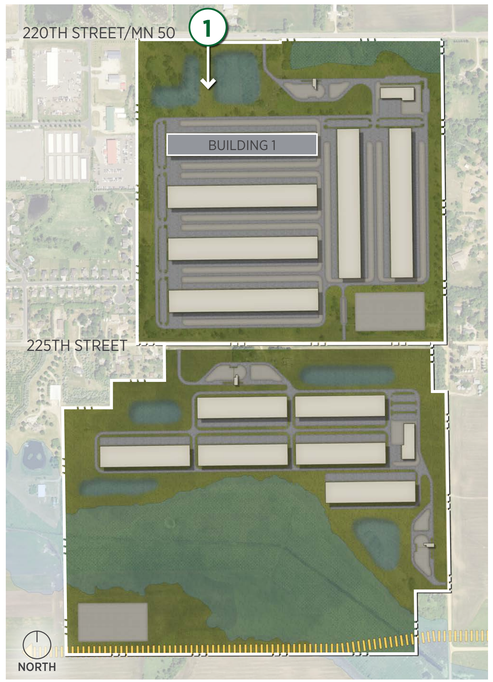
View study is based on the current conceptual site plan and available topographic information.

FARMINGTON TECHNOLOGY PARK, MN

VIEW STUDY

SEPTEMBER 2024

KEY MAP



1 VIEW STUDY LOCATION

EXISTING CONDITION & DIGITAL MODEL

NOTES:

1. Utilizing the existing photography and digital model, the view study shows the potential visual impact of the planned development.
2. The white dotted line shows the extent of the potential building. This outline over the composite shows the extent of the building behind any visual mitigation (existing vegetation, potential berming and potential landscape).
3. Potential visual mitigation consists of a combination of berms and landscape.
4. Potential berms as shown, have a maximum height of 10', above existing conditions.
5. Potential evergreen trees range in height from 15'-20'.
6. Potential deciduous trees range in height from 18'-25'.
7. Based on a growth rate of 12"-18" per year +/-, the potential tree heights within this view study are shown with an estimated 5 to 10 years of growth.

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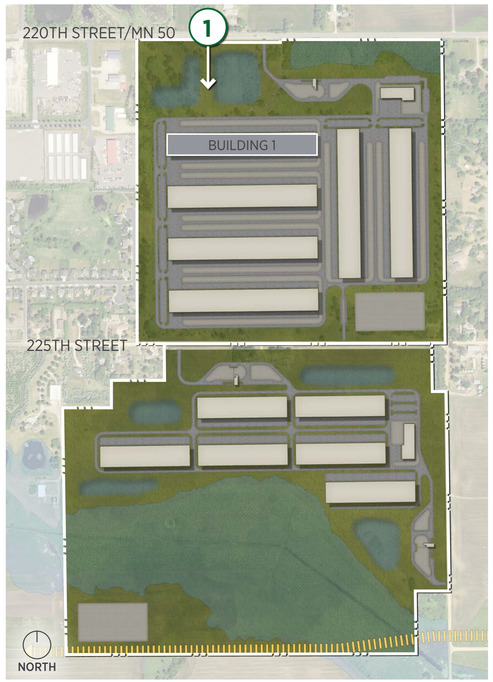
FARMINGTON TECHNOLOGY PARK, MN

VIEW STUDY

SEPTEMBER 2024

KEY MAP



1 VIEW STUDY LOCATION

POTENTIAL CONDITION - DIGITAL MODEL

NOTES:

1. This digital model view shows the potential condition along 220th Street. This potential condition is displayed from a vantage point of 5.5' tall.
2. The white dotted line shows the extent of the potential building. This outline over the rendering, shows the extent of the building behind any visual mitigation (existing vegetation, potential berming and potential landscape).
3. Potential visual mitigation consists of a combination of berms and landscape.
4. Potential berms as shown, have a maximum height of 10', above existing conditions.
5. Potential evergreen trees range in height from 15'-20'.
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7. Based on a growth rate of 12"-18" per year +/-, the potential tree heights within this view study are shown with an estimated 5 to 10 years of growth. .

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FARMINGTON TECHNOLOGY PARK, MN

VIEW STUDY

SEPTEMBER 2024

KEY MAP

2 VIEW STUDY LOCATION

NOTES:

1. Existing condition photography was captured in August 2024.

EXISTING CONDITION

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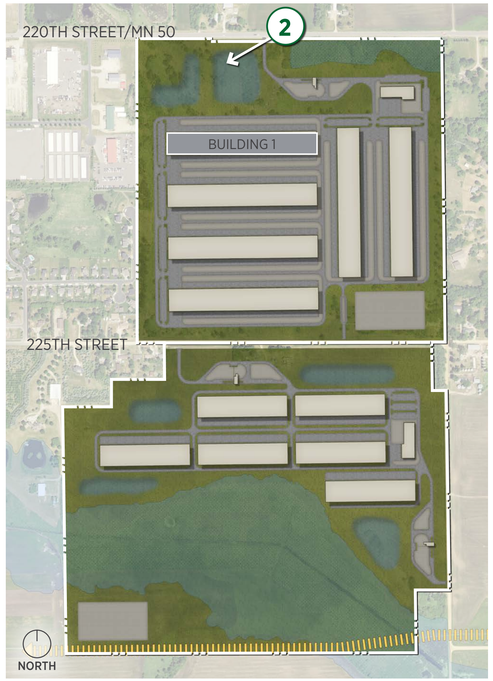
View study is based on the current conceptual site plan and available topographic information.

FARMINGTON TECHNOLOGY PARK, MN

VIEW STUDY

SEPTEMBER 2024

KEY MAP

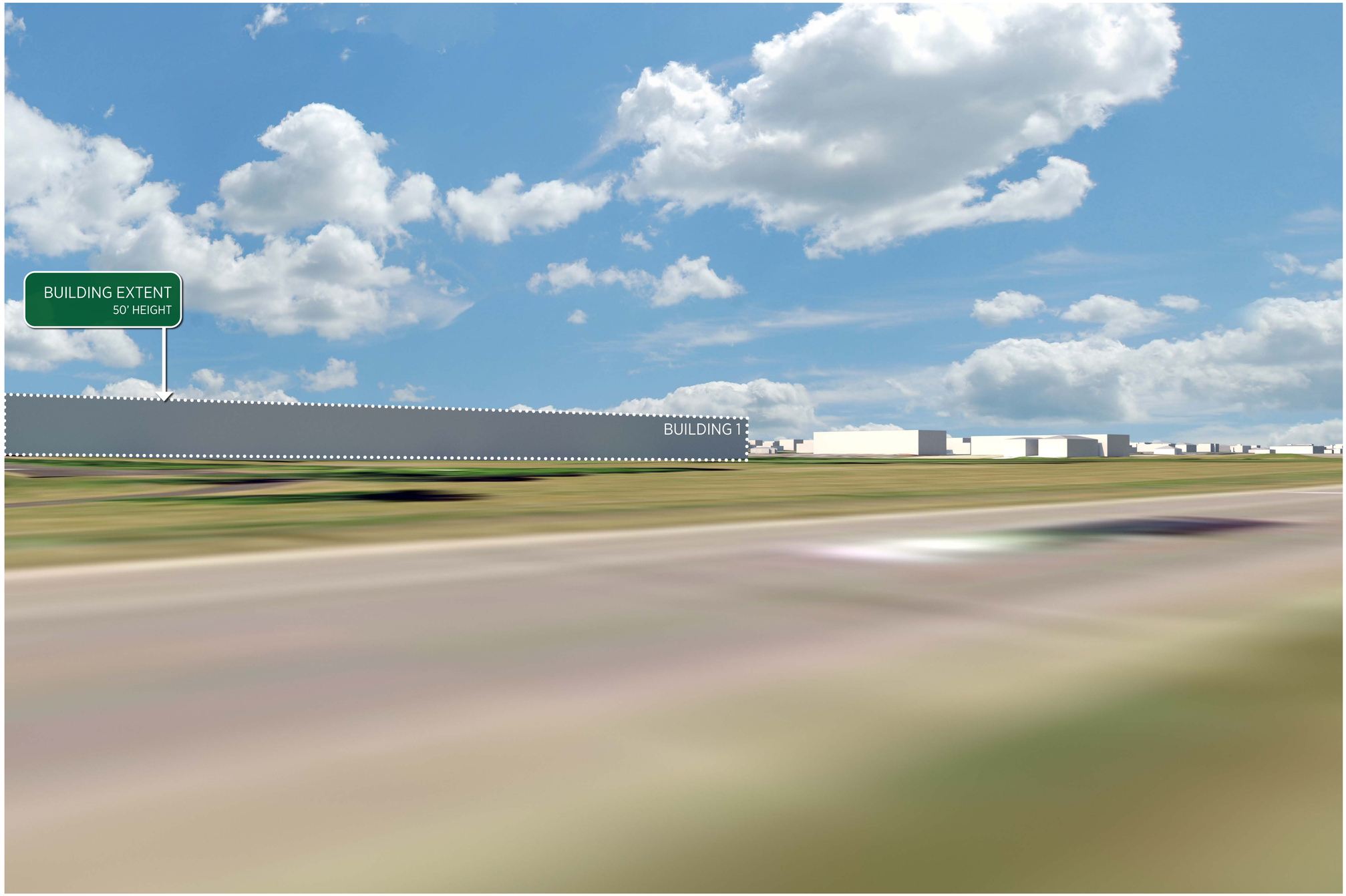


2 VIEW STUDY LOCATION

NOTES:

1. The digital model is based on the potential concept plan and utilizes digital terrain of existing conditions to set the vertical placement of the potential buildings.
2. The potential buildings are shown at 50’ or 80’ heights.
3. The digital model replicates the existing photo location and camera settings.
4. The white dotted line shows the extent of the potential building.

DIGITAL MODEL



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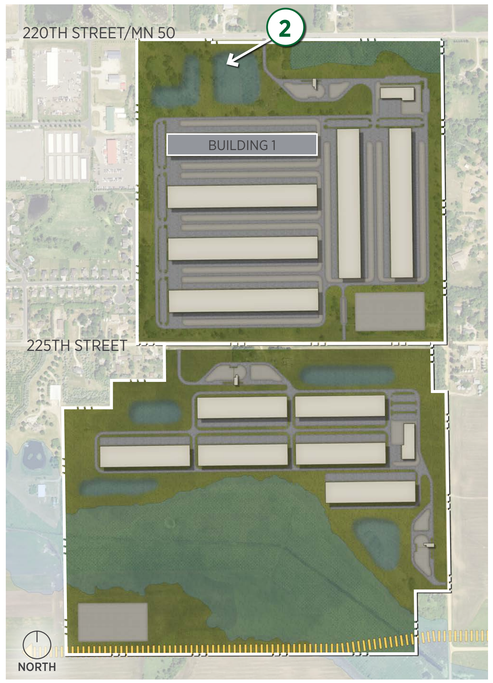
FARMINGTON TECHNOLOGY PARK, MN

VIEW STUDY

SEPTEMBER 2024

KEY MAP



2 VIEW STUDY LOCATION

NOTES:

1. Utilizing the existing photography and digital model, the view study shows the potential visual impact of the planned development.
2. The white dotted line shows the extent of the potential building. This outline over the composite shows the extent of the building behind any visual mitigation (existing vegetation, potential berming and potential landscape).
3. Potential visual mitigation consists of a combination of berms and landscape.
4. Potential berms as shown, have a maximum height of 10', above existing conditions.
5. Potential evergreen trees range in height from 15'-20'.
6. Potential deciduous trees range in height from 18'-25'.
7. Based on a growth rate of 12"-18" per year +/-, the potential tree heights within this view study are shown with an estimated 5 to 10 years of growth.

EXISTING CONDITION & DIGITAL MODEL

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View study is based on the current conceptual site plan and available topographic information.

FARMINGTON TECHNOLOGY PARK, MN

VIEW STUDY

SEPTEMBER 2024

KEY MAP

3 VIEW STUDY LOCATION

NOTES:

1. Existing condition photography was captured in August 2024.

EXISTING CONDITION

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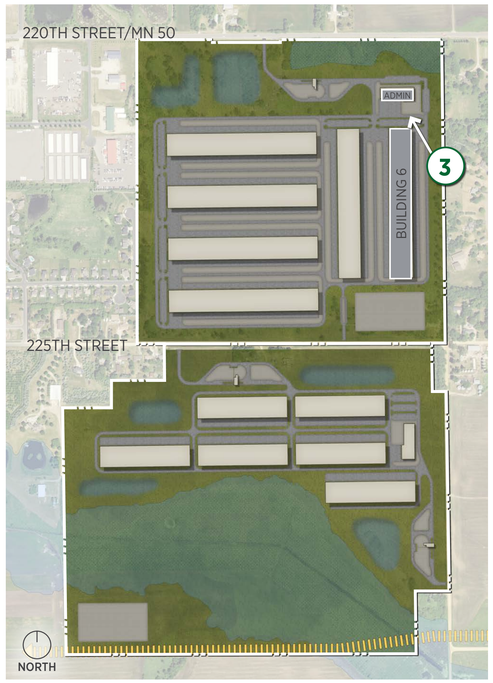
**View study is based on the current conceptual site plan and available topographic information.*

FARMINGTON TECHNOLOGY PARK, MN

VIEW STUDY

SEPTEMBER 2024

KEY MAP



3 VIEW STUDY LOCATION

NOTES:

1. The digital model is based on the potential concept plan and utilizes digital terrain of existing conditions to set the vertical placement of the potential buildings.
2. The potential buildings are shown at 50' or 80' heights.
3. The digital model replicates the existing photo location and camera settings.
4. The white dotted line shows the extent of the potential building.

DIGITAL MODEL

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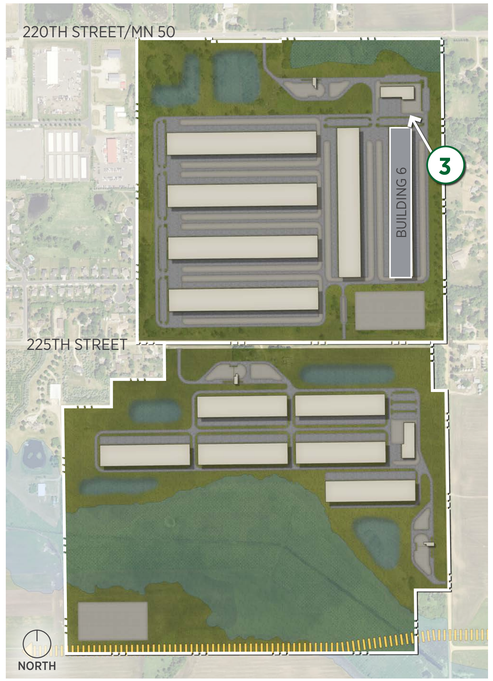
**View study is based on the current conceptual site plan and available topographic information.*

FARMINGTON TECHNOLOGY PARK, MN

VIEW STUDY

SEPTEMBER 2024

KEY MAP



3 VIEW STUDY LOCATION

NOTES:

1. Utilizing the existing photography and digital model, the view study shows the potential visual impact of the planned development.
2. The white dotted line shows the extent of the potential building. This outline over the composite shows the extent of the building behind any visual mitigation (existing vegetation, potential berming and potential landscape).
3. Potential visual mitigation consists of a combination of berms and landscape.
4. Potential berms as shown, have a maximum height of 21', above existing conditions.
5. Potential evergreen trees range in height from 15'-20'.
6. Potential deciduous trees range in height from 18'-25'.
7. Based on a growth rate of 12"-18" per year +/-, the potential tree heights within this view study are shown with an estimated 5 to 10 years of growth.
8. The eastern property edge has a 75' easement area that will be undisturbed. This easement is for future transportation improvements.

EXISTING CONDITION & DIGITAL MODEL

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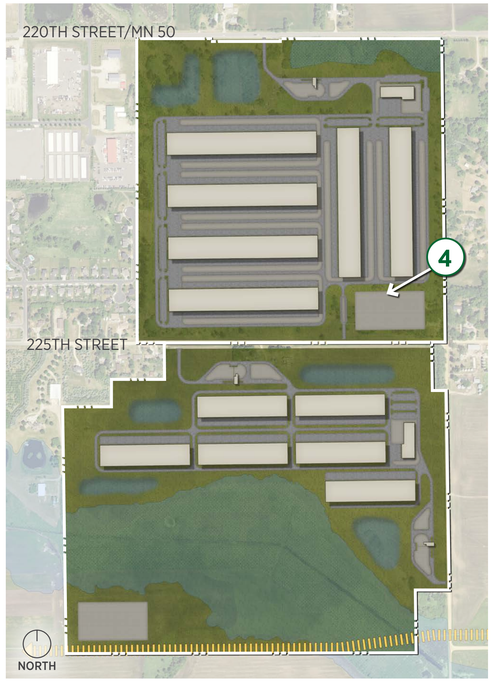
FARMINGTON TECHNOLOGY PARK, MN

VIEW STUDY

SEPTEMBER 2024

KEY MAP



4 VIEW STUDY LOCATION

NOTES:

1. Existing condition photography was captured in August 2024.

EXISTING CONDITION

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NORRIS DESIGN
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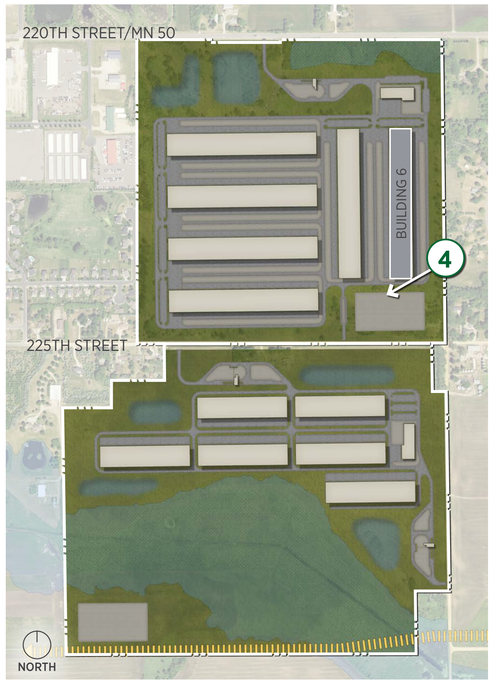
FARMINGTON TECHNOLOGY PARK, MN

VIEW STUDY

SEPTEMBER 2024

KEY MAP



4 VIEW STUDY LOCATION

DIGITAL MODEL

NOTES:

1. The digital model is based on the potential concept plan and utilizes digital terrain of existing conditions to set the vertical placement of the potential buildings.
2. The potential buildings are shown at 50' or 80' heights.
3. The digital model replicates the existing photo location and camera settings.
4. The white dotted line shows the extent of the potential building.

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NORRIS DESIGN
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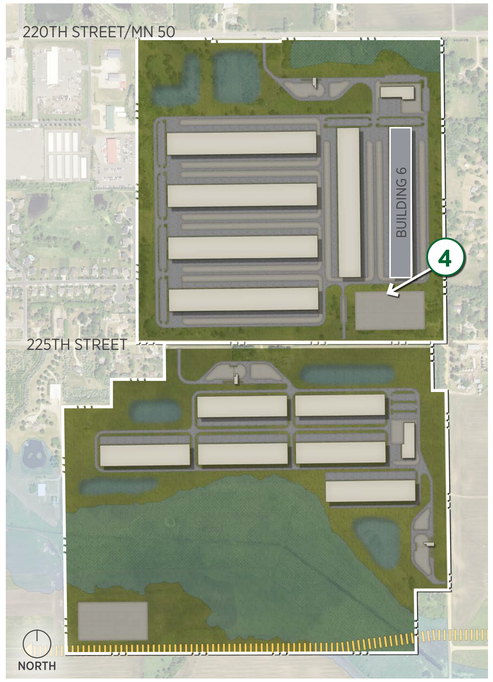
FARMINGTON TECHNOLOGY PARK, MN

VIEW STUDY

SEPTEMBER 2024

KEY MAP



4 VIEW STUDY LOCATION

NOTES:

1. Utilizing the existing photography and digital model, the view study shows the potential visual impact of the planned development.
2. The white dotted line shows the extent of the potential building. This outline over the composite shows the extent of the building behind any visual mitigation (existing vegetation, potential berming and potential landscape).
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4. Potential berms as shown, have a maximum height of 21', above existing conditions.
5. Potential evergreen trees range in height from 15'-20'.
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7. Based on a growth rate of 12"-18" per year +/-, the potential tree heights within this view study are shown with an estimated 5 to 10 years of growth.
8. The eastern property edge has a 75' easement area that will be undisturbed. This easement is for future transportation improvements.

EXISTING CONDITION & DIGITAL MODEL

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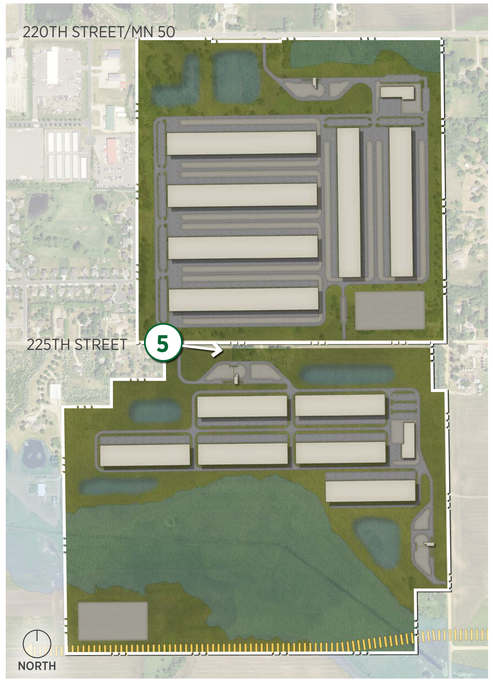
FARMINGTON TECHNOLOGY PARK, MN

VIEW STUDY

SEPTEMBER 2024

KEY MAP



5 VIEW STUDY LOCATION

NOTES:

1. Existing condition photography was captured in August 2024.

EXISTING CONDITION

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NORRIS DESIGN
PEOPLE + PLACEMAKING

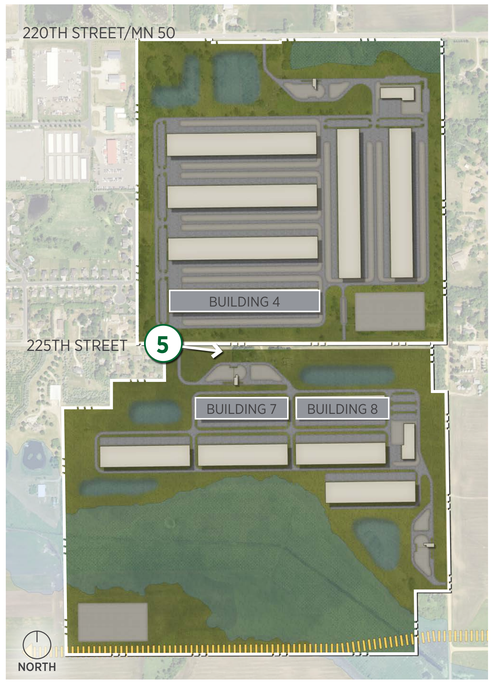
**View study is based on the current conceptual site plan and available topographic information.*

FARMINGTON TECHNOLOGY PARK, MN

VIEW STUDY

SEPTEMBER 2024

KEY MAP



5 VIEW STUDY LOCATION

DIGITAL MODEL

NOTES:

1. The digital model is based on the potential concept plan and utilizes digital terrain of existing conditions to set the vertical placement of the potential buildings.
2. The potential buildings are shown at 50' or 80' heights.
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NORRIS DESIGN
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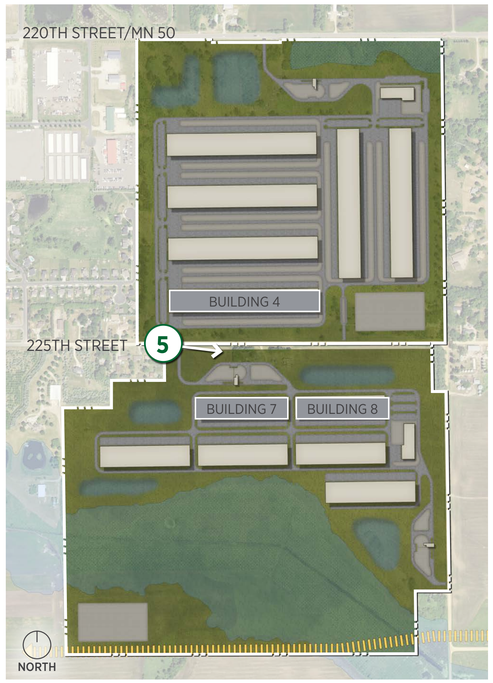
FARMINGTON TECHNOLOGY PARK, MN

VIEW STUDY

SEPTEMBER 2024

KEY MAP



5 VIEW STUDY LOCATION

EXISTING CONDITION & DIGITAL MODEL

NOTES:

1. Utilizing the existing photography and digital model, the view study shows the potential visual impact of the planned development.
2. The white dotted line shows the extent of the potential building. This outline over the composite shows the extent of the building behind any visual mitigation (existing vegetation, potential berming and potential landscape).
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4. Potential berms as shown, have a maximum height of 10', above existing conditions.
5. Potential evergreen trees range in height from 15'-20'.
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7. Based on a growth rate of 12"-18" per year +/-, the potential tree heights within this view study are shown with an estimated 5 to 10 years of growth.

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NORRIS DESIGN
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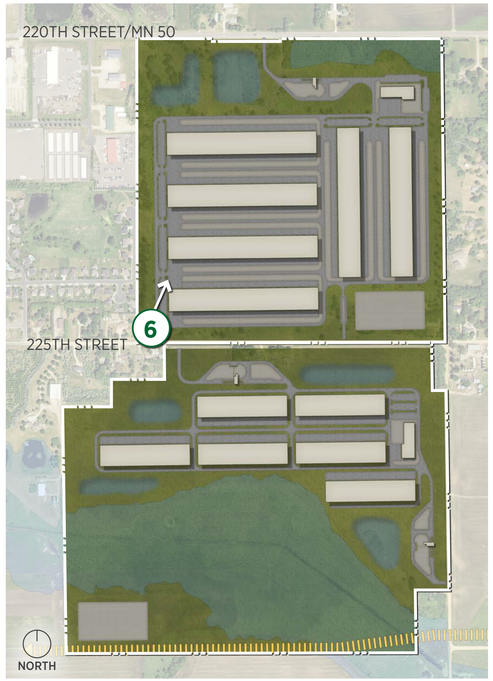
FARMINGTON TECHNOLOGY PARK, MN

VIEW STUDY

SEPTEMBER 2024

KEY MAP



6 VIEW STUDY LOCATION

NOTES:

1. Existing condition photography was captured in August 2024.

EXISTING CONDITION

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Accelerating Responsible Infrastructure

NORRIS DESIGN
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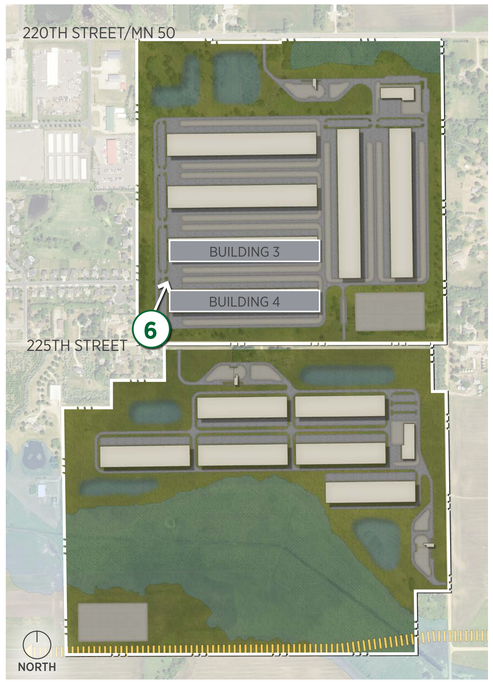
**View study is based on the current conceptual site plan and available topographic information.*

FARMINGTON TECHNOLOGY PARK, MN

VIEW STUDY

SEPTEMBER 2024

KEY MAP



6 VIEW STUDY LOCATION

NOTES:

1. The digital model is based on the potential concept plan and utilizes digital terrain of existing conditions to set the vertical placement of the potential buildings.
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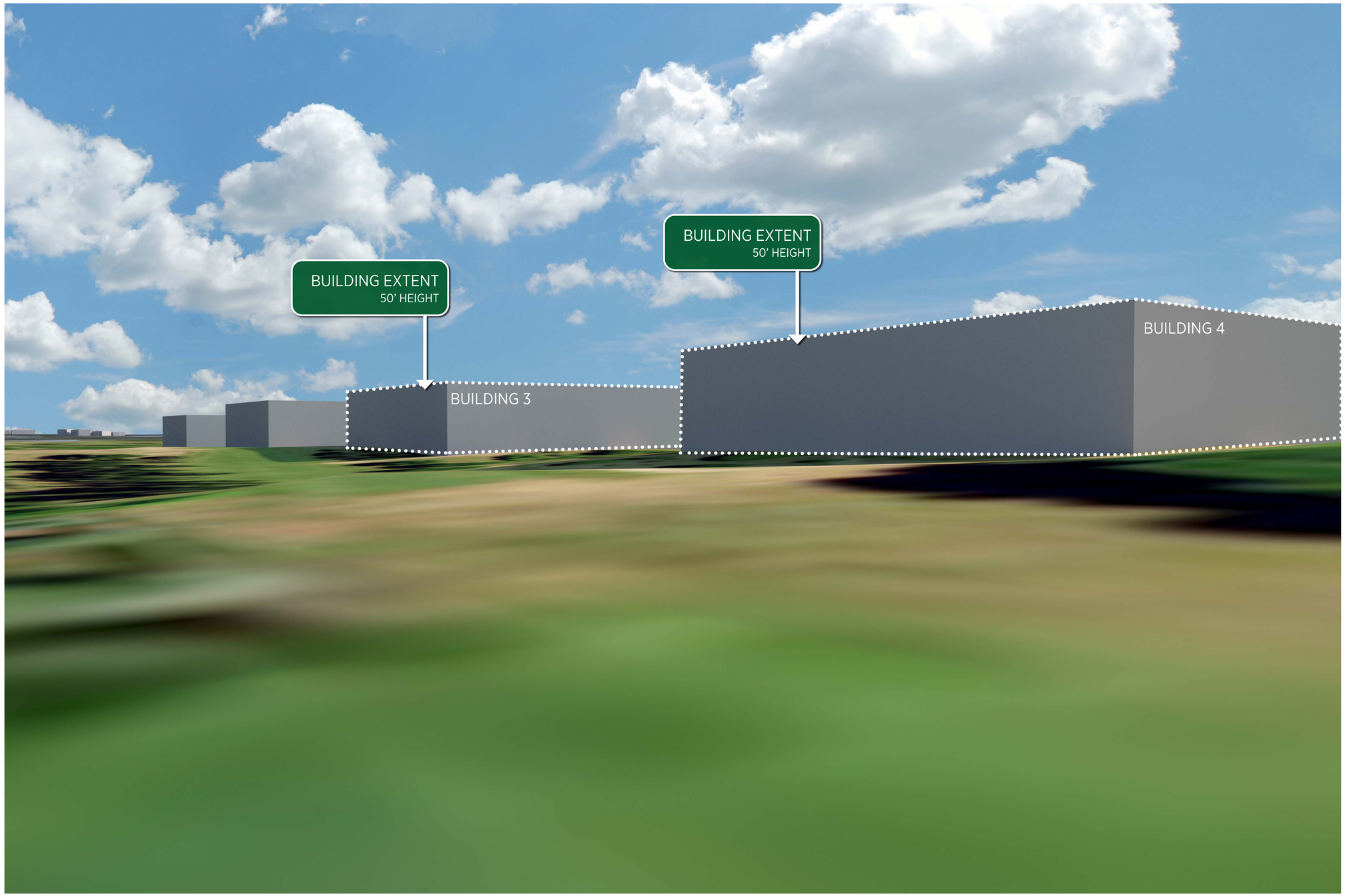
4. The white dotted line shows the extent of the potential building.

DIGITAL MODEL



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NORRIS DESIGN
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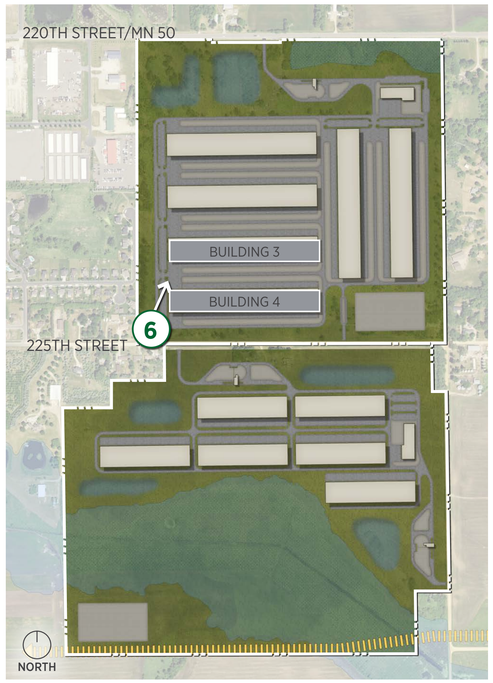
FARMINGTON TECHNOLOGY PARK, MN

VIEW STUDY

SEPTEMBER 2024

KEY MAP



6 VIEW STUDY LOCATION

NOTES:

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2. The white dotted line shows the extent of the potential building. This outline over the composite shows the extent of the building behind any visual mitigation (existing vegetation, potential berming and potential landscape).
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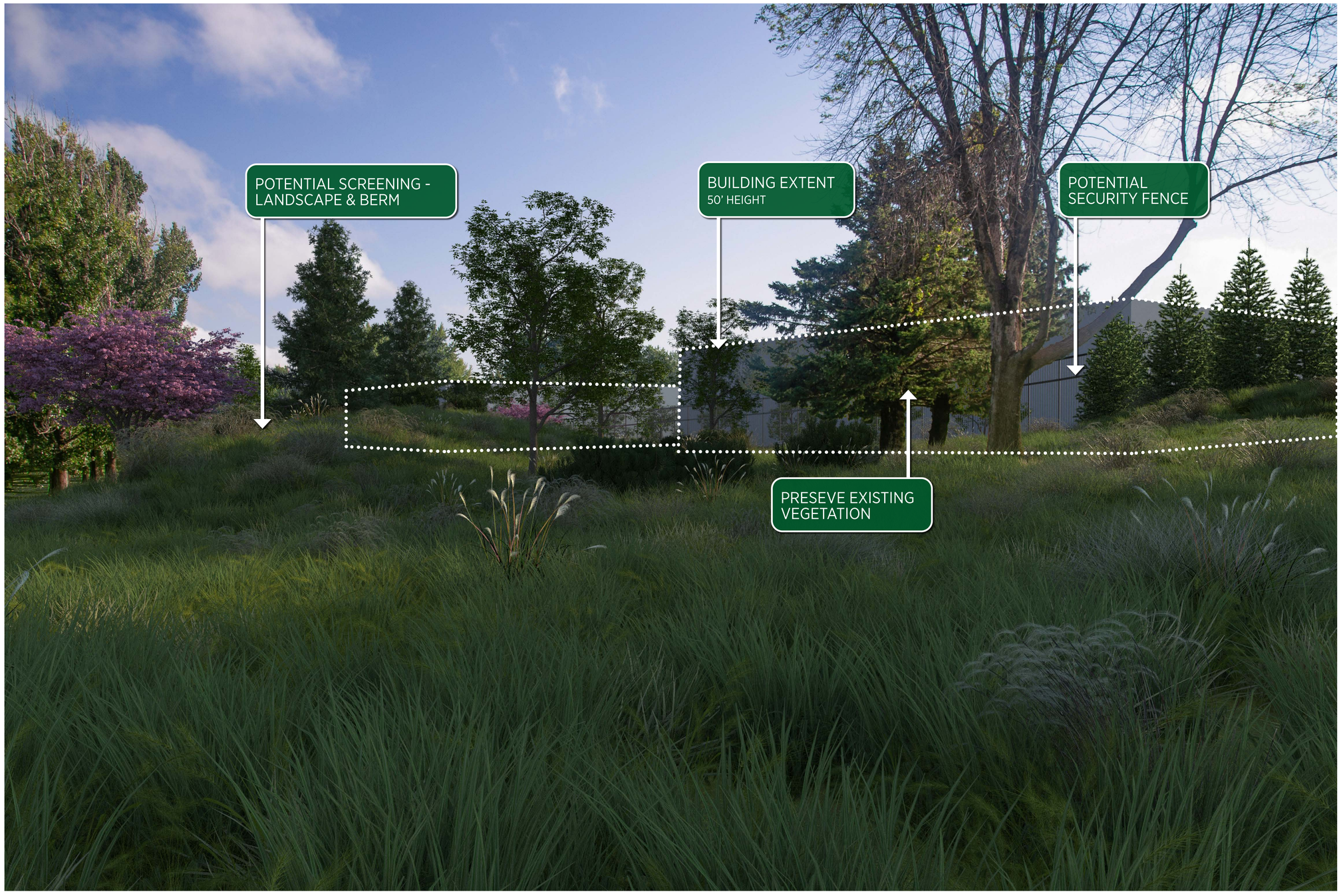
7. Based on a growth rate of 12"-18" per year +/-, the potential tree heights within this view study are shown with an estimated 5 to 10 years of growth.

EXISTING CONDITION & DIGITAL MODEL



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NORRIS DESIGN
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**View study is based on the current conceptual site plan and available topographic information.*

FARMINGTON TECHNOLOGY PARK, MN

VIEW STUDY

SEPTEMBER 2024

KEY MAP

7 VIEW STUDY LOCATION

NOTES:

1. Existing condition photography was captured in August 2024.

EXISTING CONDITION

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FARMINGTON TECHNOLOGY PARK, MN

VIEW STUDY

SEPTEMBER 2024

KEY MAP

7 VIEW STUDY LOCATION

NOTES:

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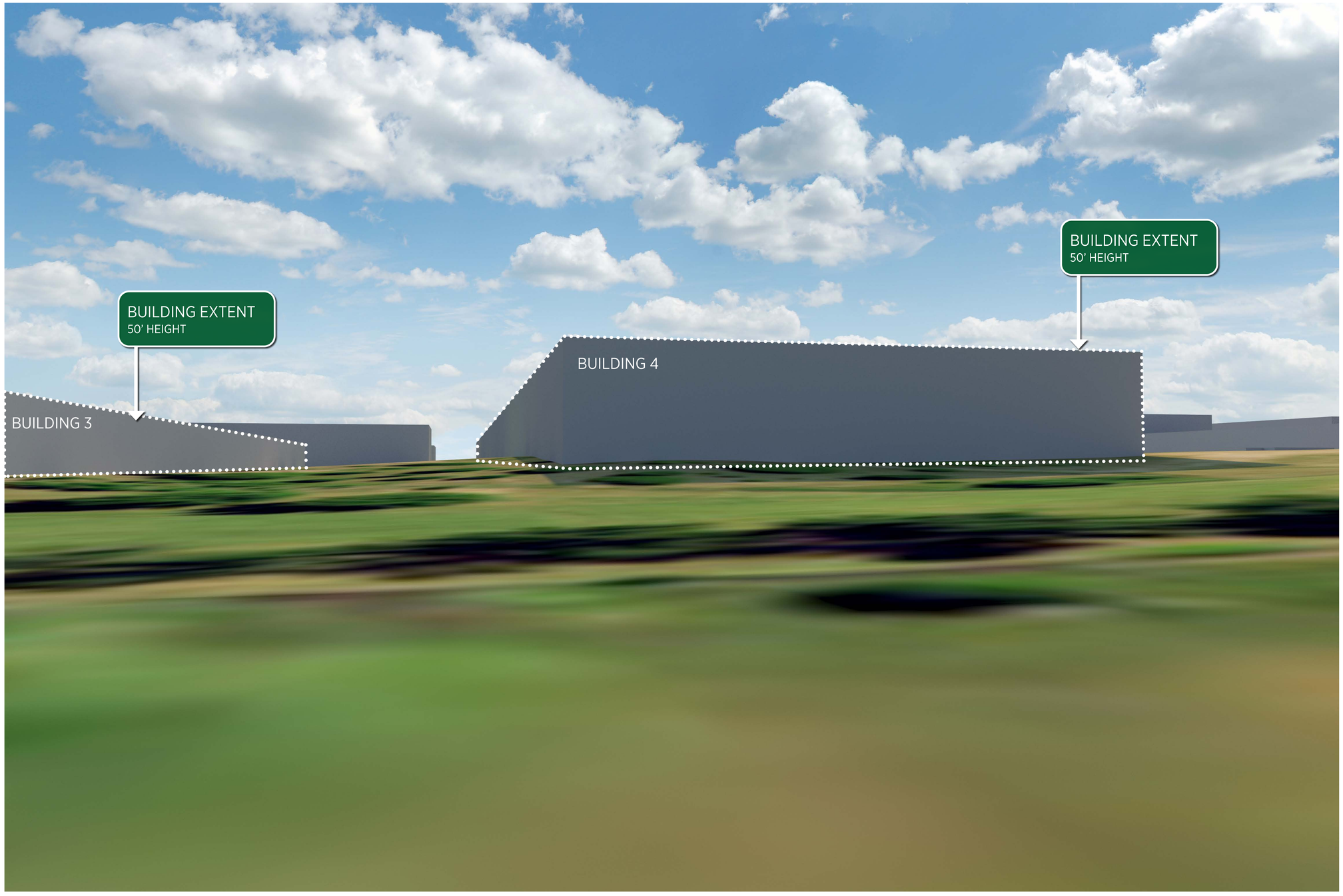
DIGITAL MODEL



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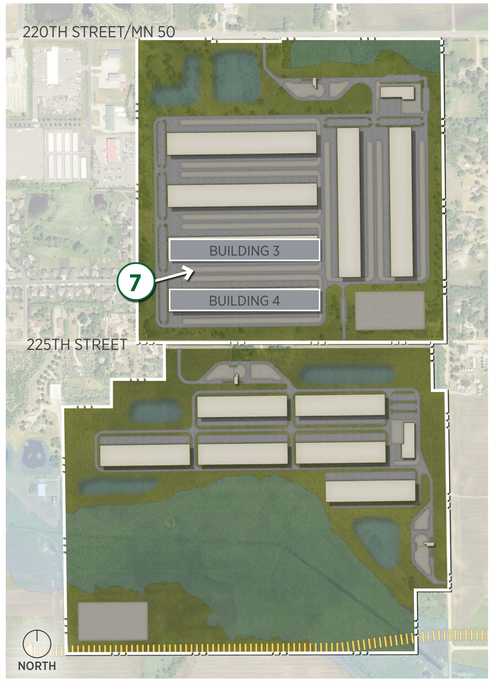
FARMINGTON TECHNOLOGY PARK, MN

VIEW STUDY

SEPTEMBER 2024

KEY MAP



7 VIEW STUDY LOCATION

NOTES:

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2. The white dotted line shows the extent of the potential building. This outline over the composite shows the extent of the building behind any visual mitigation (existing vegetation, potential berming and potential landscape).
3. Potential visual mitigation consists of a combination of berms and landscape.
4. Potential berms as shown, have a maximum height of 16', above existing conditions.
5. Potential evergreen trees range in height from 15'-20'.
6. Potential deciduous trees range in height from 18'-25'.
7. Based on a growth rate of 12"-18" per year +/-, the potential tree heights within this view study are shown with an estimated 5 to 10 years of growth.

EXISTING CONDITION & DIGITAL MODEL

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FARMINGTON TECHNOLOGY PARK, MN

VIEW STUDY

SEPTEMBER 2024

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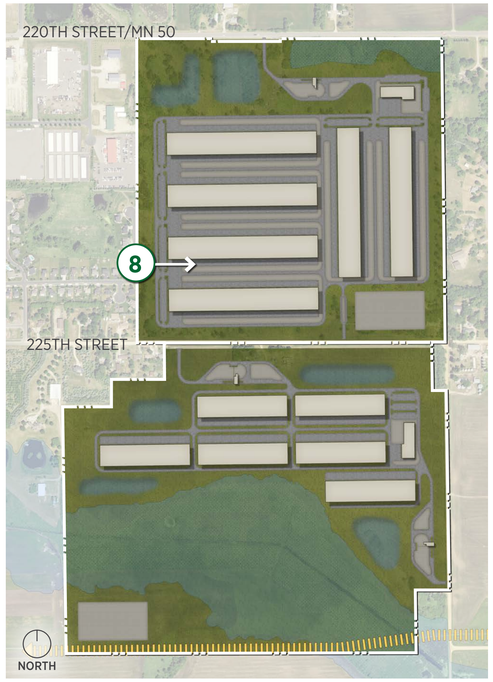

8 VIEW STUDY LOCATION

NOTES:

1. Existing condition photography was captured in August 2024.

EXISTING CONDITION

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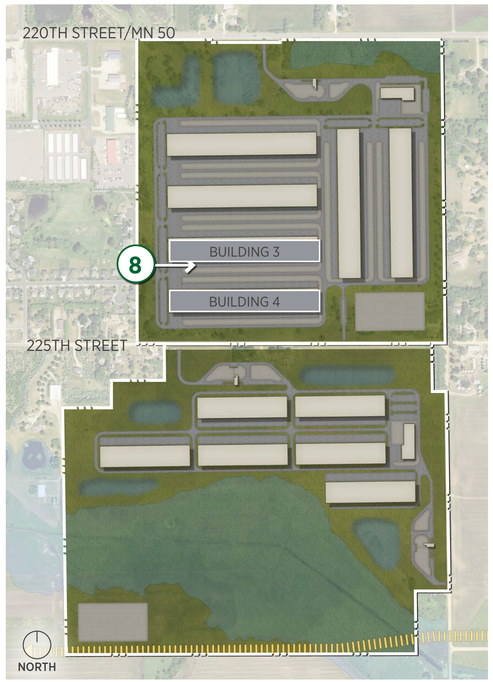
FARMINGTON TECHNOLOGY PARK, MN

VIEW STUDY

SEPTEMBER 2024

KEY MAP



8 VIEW STUDY LOCATION

NOTES:

1. The digital model is based on the potential concept plan and utilizes digital terrain of existing conditions to set the vertical placement of the potential buildings.
2. The potential buildings are shown at 50’ or 80’ heights.
3. The digital model replicates the existing photo location and camera settings.
4. The white dotted line shows the extent of the potential building.

DIGITAL MODEL

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Accelerating Responsible Infrastructure

NORRIS DESIGN
PEOPLE + PLACEMAKING

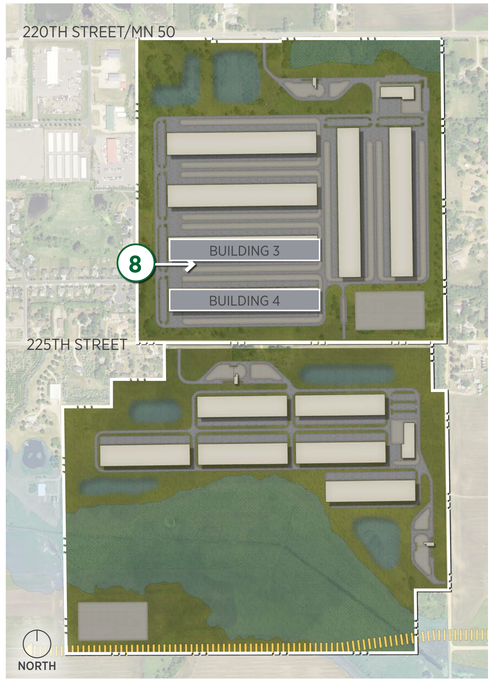
View study is based on the current conceptual site plan and available topographic information.

FARMINGTON TECHNOLOGY PARK, MN

VIEW STUDY

SEPTEMBER 2024

KEY MAP



8 VIEW STUDY LOCATION

NOTES:

1. Utilizing the existing photography and digital model, the view study shows the potential visual impact of the planned development.
2. The white dotted line shows the extent of the potential building. This outline over the composite shows the extent of the building behind any visual mitigation (existing vegetation, potential berming and potential landscape).
3. Potential visual mitigation consists of a combination of berms and landscape.
4. Potential berms as shown, have a maximum height of 10', above existing conditions.
5. Potential evergreen trees range in height from 15'-20'.
6. Potential deciduous trees range in height from 18'-25'.
7. Based on a growth rate of 12"-18" per year +/-, the potential tree heights within this view study are shown with an estimated 5 to 10 years of growth.

EXISTING CONDITION & DIGITAL MODEL

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NORRIS DESIGN
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FARMINGTON TECHNOLOGY PARK, MN

VIEW STUDY

SEPTEMBER 2024

KEY MAP

9 VIEW STUDY LOCATION

NOTES:

1. Existing condition photography was captured in August 2024.

EXISTING CONDITION

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NORRIS DESIGN
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*View study is based on the current conceptual site plan and available topographic information.

FARMINGTON TECHNOLOGY PARK, MN

VIEW STUDY

SEPTEMBER 2024

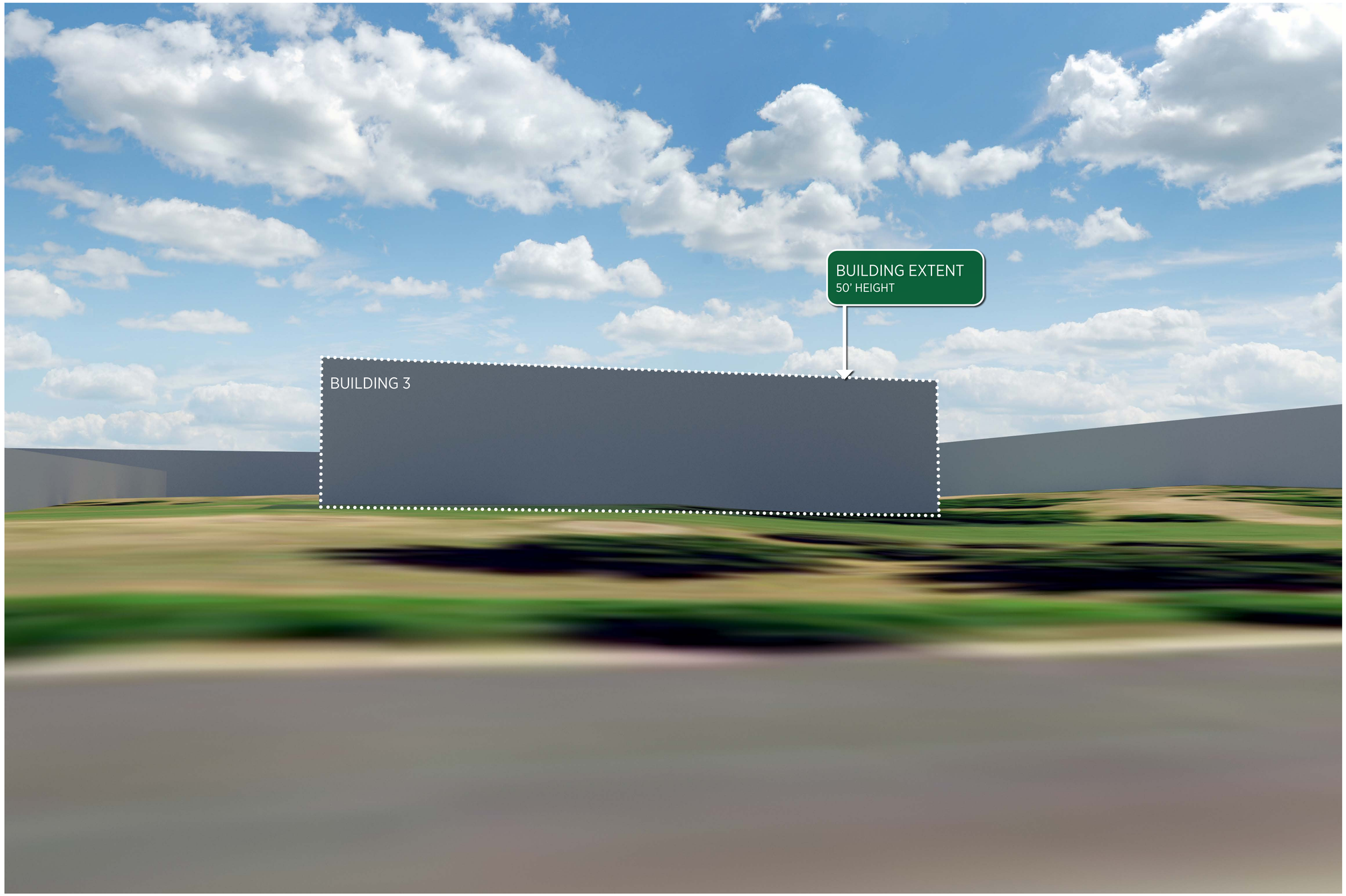
KEY MAP

9 VIEW STUDY LOCATION

NOTES:

1. The digital model is based on the potential concept plan and utilizes digital terrain of existing conditions to set the vertical placement of the potential buildings.
2. The potential buildings are shown at 50' or 80' heights.
3. The digital model replicates the existing photo location and camera settings.
4. The white dotted line shows the extent of the potential building.

DIGITAL MODEL



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NORRIS DESIGN
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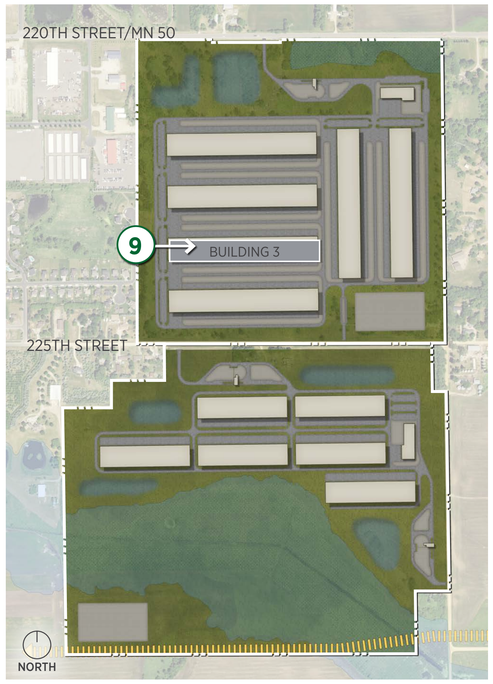
FARMINGTON TECHNOLOGY PARK, MN

VIEW STUDY

SEPTEMBER 2024

KEY MAP



9 VIEW STUDY LOCATION

NOTES:

1. Utilizing the existing photography and digital model, the view study shows the potential visual impact of the planned development.
2. The white dotted line shows the extent of the potential building. This outline over the composite shows the extent of the building behind any visual mitigation (existing vegetation, potential berming and potential landscape).
3. Potential visual mitigation consists of a combination of berms and landscape.
4. Potential berms as shown, have a maximum height of 10', above existing conditions.
5. Potential evergreen trees range in height from 15'-20'.
6. Potential deciduous trees range in height from 18'-25'.
7. Based on a growth rate of 12"-18" per year +/-, the potential tree heights within this view study are shown with an estimated 5 to 10 years of growth.

EXISTING CONDITION & DIGITAL MODEL

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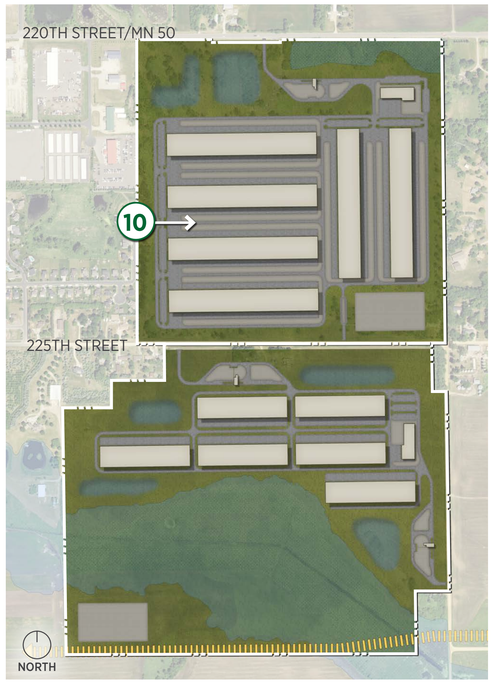
FARMINGTON TECHNOLOGY PARK, MN

VIEW STUDY

SEPTEMBER 2024

KEY MAP



10 VIEW STUDY LOCATION

NOTES:

1. Existing condition photography was captured in August 2024.

EXISTING CONDITION

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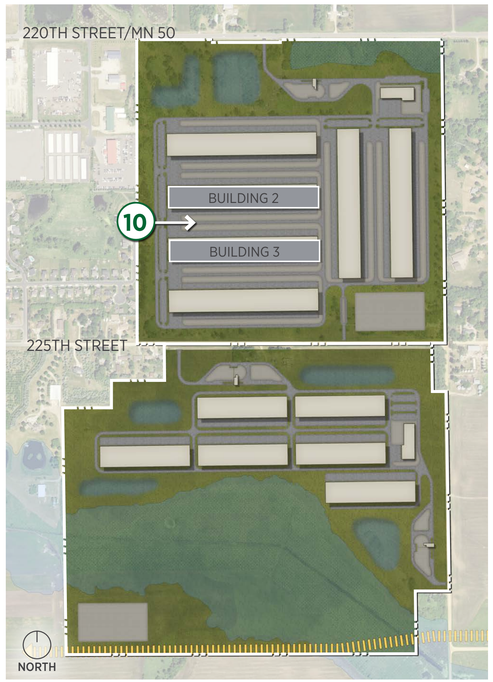
FARMINGTON TECHNOLOGY PARK, MN

VIEW STUDY

SEPTEMBER 2024

KEY MAP

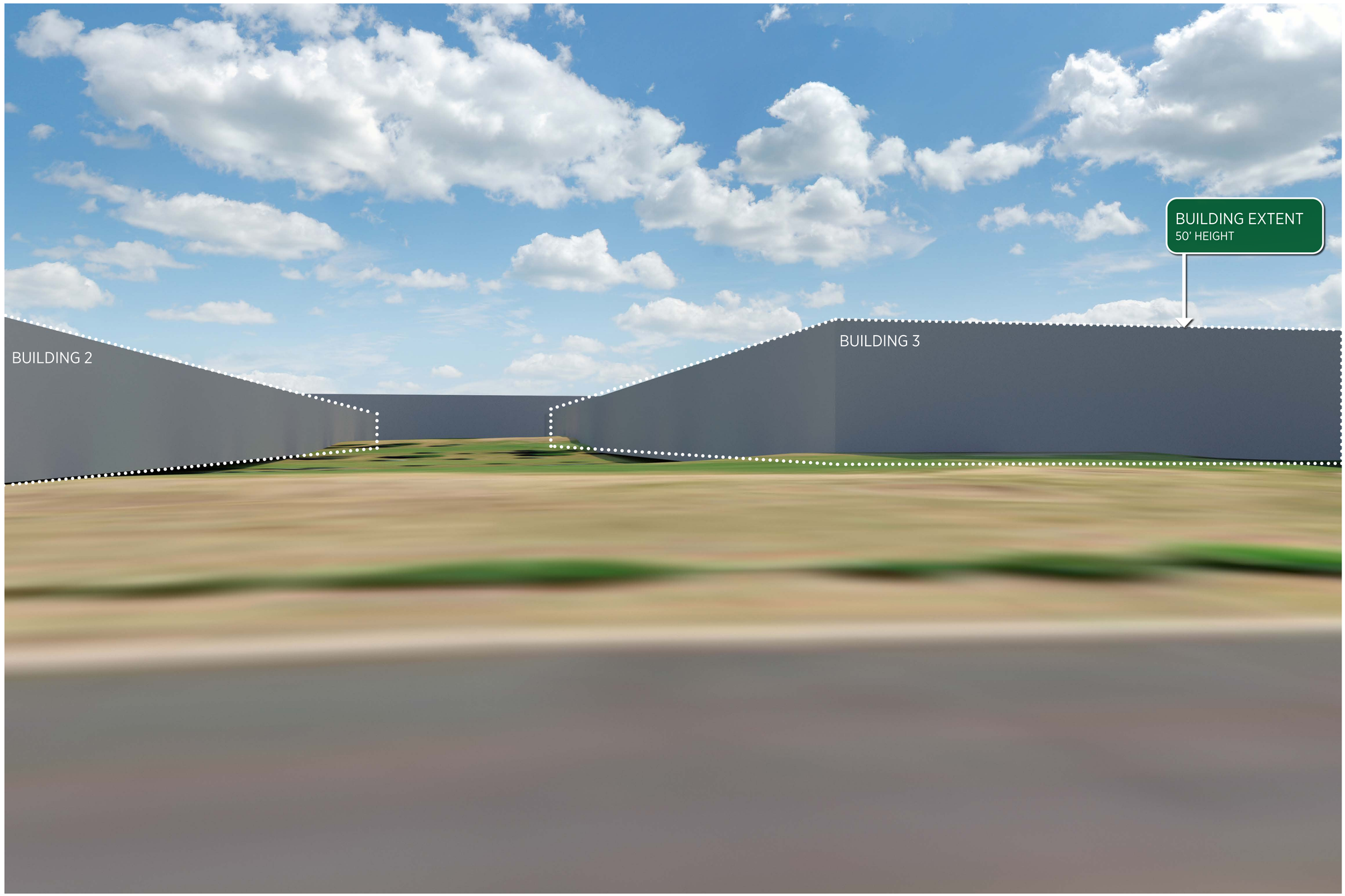


10 VIEW STUDY LOCATION

NOTES:

1. The digital model is based on the potential concept plan and utilizes digital terrain of existing conditions to set the vertical placement of the potential buildings.
2. The potential buildings are shown at 50’ or 80’ heights.
3. The digital model replicates the existing photo location and camera settings.
4. The white dotted line shows the extent of the potential building.

DIGITAL MODEL



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NORRIS DESIGN
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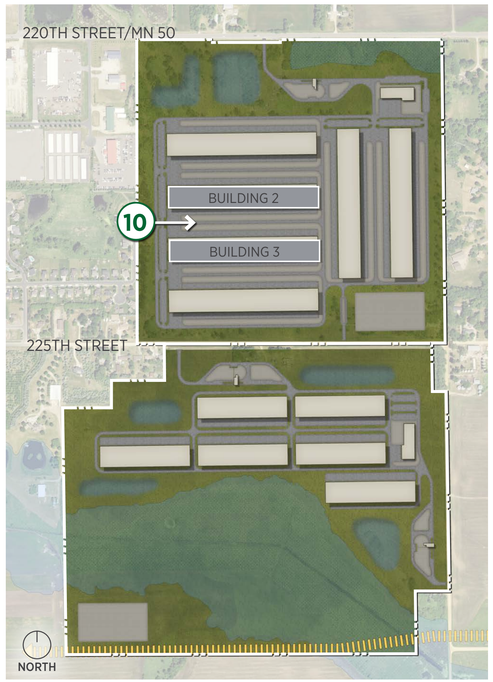
FARMINGTON TECHNOLOGY PARK, MN

VIEW STUDY

SEPTEMBER 2024

KEY MAP



10 VIEW STUDY LOCATION

NOTES:

1. Utilizing the existing photography and digital model, the view study shows the potential visual impact of the planned development.
2. The white dotted line shows the extent of the potential building. This outline over the composite shows the extent of the building behind any visual mitigation (existing vegetation, potential berming and potential landscape).
3. Potential visual mitigation consists of a combination of berms and landscape.
4. Potential berms as shown, have a maximum height of 10', above existing conditions.
5. Potential evergreen trees range in height from 15'-20'.
6. Potential deciduous trees range in height from 18'-25'.
7. Based on a growth rate of 12"-18" per year +/-, the potential tree heights within this view study are shown with an estimated 5 to 10 years of growth.

EXISTING CONDITION & DIGITAL MODEL

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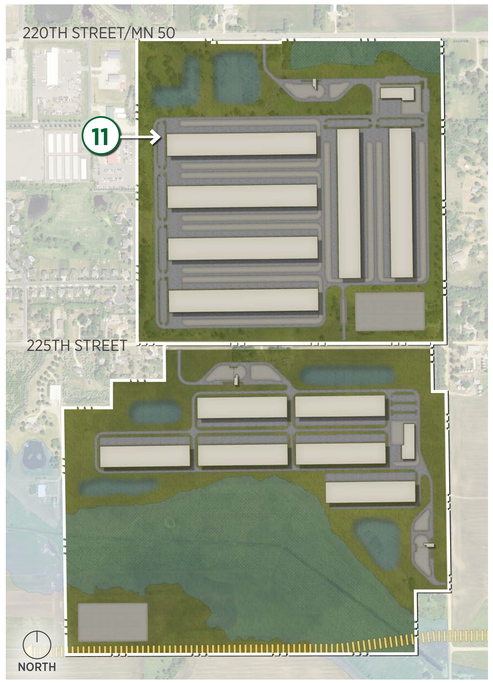
FARMINGTON TECHNOLOGY PARK, MN

VIEW STUDY

SEPTEMBER 2024

KEY MAP



11 VIEW STUDY LOCATION

NOTES:

1. Existing condition photography was captured in August 2024.

EXISTING CONDITION

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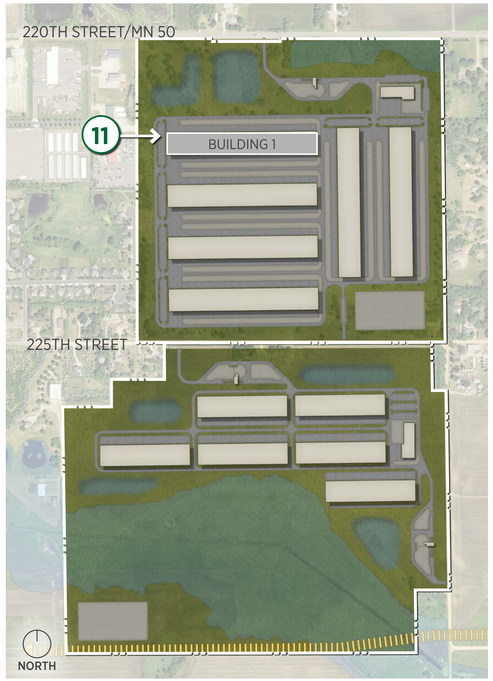
FARMINGTON TECHNOLOGY PARK, MN

VIEW STUDY

SEPTEMBER 2024

KEY MAP



11 VIEW STUDY LOCATION

NOTES:

1. The digital model is based on the potential concept plan and utilizes digital terrain of existing conditions to set the vertical placement of the potential buildings.
2. The potential buildings are shown at 50’ or 80’ heights.
3. The digital model replicates the existing photo location and camera settings.
4. The white dotted line shows the extent of the potential building.

DIGITAL MODEL

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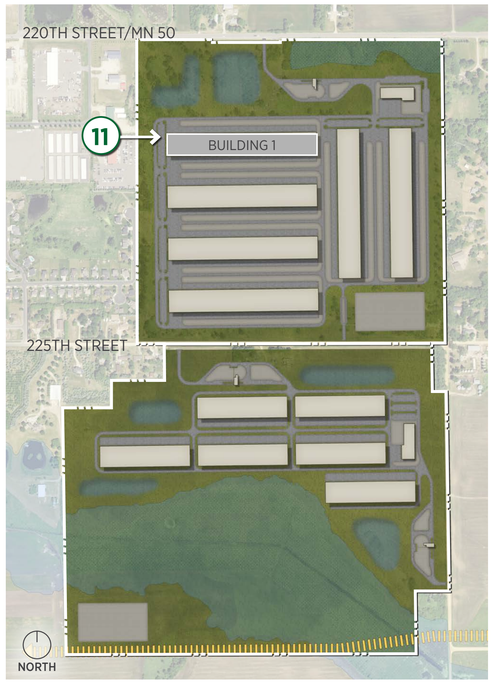
FARMINGTON TECHNOLOGY PARK, MN

VIEW STUDY

SEPTEMBER 2024

KEY MAP



11 VIEW STUDY LOCATION

NOTES:

1. Utilizing the existing photography and digital model, the view study shows the potential visual impact of the planned development.
2. The white dotted line shows the extent of the potential building. This outline over the composite shows the extent of the building behind any visual mitigation (existing vegetation, potential berming and potential landscape).
3. Potential to preserve existing vegetation along the western property line.

EXISTING CONDITION & DIGITAL MODEL

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FARMINGTON TECHNOLOGY PARK, MN

VIEW STUDY

SEPTEMBER 2024

KEY MAP

12 VIEW STUDY LOCATION

NOTES:

1. Existing condition photography was captured in September 2024.

EXISTING CONDITION

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NORRIS DESIGN
PEOPLE + PLACEMAKING

**View study is based on the current conceptual site plan and available topographic information.*

FARMINGTON TECHNOLOGY PARK, MN

VIEW STUDY

SEPTEMBER 2024

KEY MAP

12 VIEW STUDY LOCATION

NOTES:

1. The digital model is based on the potential concept plan and utilizes digital terrain of existing conditions to set the vertical placement of the potential buildings.
2. The potential buildings are shown at 50’ or 80’ heights.
3. The digital model replicates the existing photo location and camera settings.
4. The white dotted line shows the extent of the potential building.

DIGITAL MODEL

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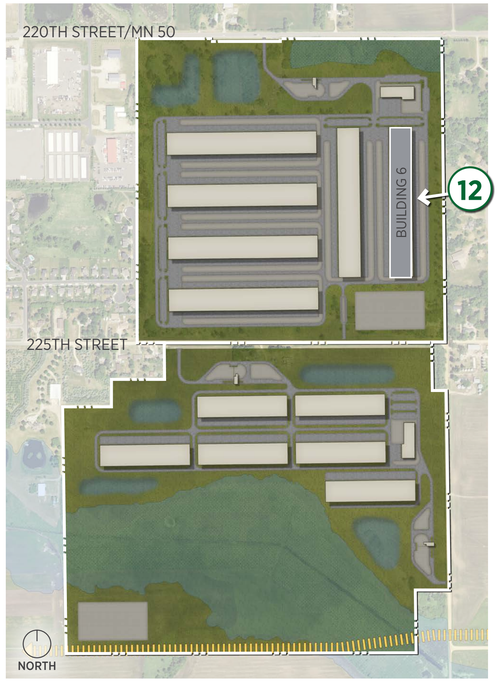
FARMINGTON TECHNOLOGY PARK, MN

VIEW STUDY

SEPTEMBER 2024

KEY MAP



12 VIEW STUDY LOCATION

NOTES:

1. Utilizing the existing photography and digital model, the view study shows the potential visual impact of the planned development.
2. The white dotted line shows the extent of the potential building. This outline over the composite shows the extent of the building behind any visual mitigation (existing vegetation, potential berming and potential landscape).
3. Potential visual mitigation consists of a combination of berms and landscape.
4. Potential berms as shown, have a maximum height of 21', above existing conditions.
5. Potential evergreen trees range in height from 15'-20'.
6. Potential deciduous trees range in height from 18'-25'.
7. Based on a growth rate of 12"-18" per year +/-, the potential tree heights within this view study are shown with an estimated 5 to 10 years of growth.

EXISTING CONDITION & DIGITAL MODEL

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