



ROSEMOUNT

MINNESOTA

The City of Rosemount is proposing a 160-acre site located within the University of Minnesota landholdings that is under contract by Opus Group for consideration of the Amazon HQ2 project. The site is located in the northeast quadrant of the UMore Park property, which has for the last decade been part of the City's future expansion plans. The City has reviewed the criteria for consideration of the HQ2 project and finds that the site meets the initial siting criteria. Maps, information below, and the attachments provide documentation regarding how the site meets required and preferred siting logistics. The site, currently vacant, is for sale, and provides additional opportunity for purchase of surrounding property, owned by the University of Minnesota, for Campus expansion.

The City of Rosemount is a community located in the southeast Metropolitan Area. The community is 36 square miles and has a population of approximately 25,000. Rosemount is a growing community that is only one-third developed, allowing for new residential, commercial, and industrial opportunities in many areas of the City. According to the Metropolitan Council, the regional planning agency for the Twin Cities, the City is forecast to grow to 32,000 by 2030 and 38,000 in 2040. The City Council is a pro-growth body that has a history of working with developers and landowners to achieve successful development and redevelopment projects.

Site

The site is comprised of approximately 160 contiguous acres located ½ mile west of US Hwy 52, a 4-lane limited access highway. Expansion potential, approximately 300 acres, is available to the west with additional land for future development to the south. Opus Group has the 160-acre site under contract with the University of Minnesota, which is the underlying fee owner. The Opus property is priced at \$2.25/square foot, with the expansion property owned by the University of Minnesota at \$3.00/square foot. The Opus site, along with any expansion, is located within UMore Park (University of Minnesota Outreach, Research and Education Park), which is a 4,722 acre site that was obtained from the Federal Government in 1947-48. Two thousand six hundred acres are located within the City of Rosemount with the remainder located in Empire Township to the south. The UMore site has been previously used for research, primarily agricultural, consistent with the mission of the University.

<http://www.umorepark.umn.edu/index.htm>

The proposal site is bordered by County Road 42 to the north, a 4-lane principal arterial. To the east is an existing local business, Vic's Crane, on land designated for future business park and commercial uses. To the south and west, the land is also part of UMore and is available

for expansion of business park, office, and commercial uses. The proposed area, the initial site plus expansion, is illustrated on the site map attached. Lands further to the west, both south and west of the existing Dakota County Technical College are designated primarily for residential development with some lands available for commercial and service uses.

In addition to primary access from County Road 42, which connects the site to State Hwy 52, State Hwy 77 (a 4-lane State Road), and Interstate 35W, there is a parallel minor collector, County Road 46 (160th Street), which provides the same connections to major roadway corridors. The land is relatively level with only a few knolls, making grading of the site easy for future construction. Environmental review of the entire UMore site was approved in 2013 through the Alternative Urban Areawide Review (AUAR) process. The AUAR process starts with an Environmental Assessment Worksheet. Rather than reviewing one specific project, the AUAR reviews the environmental impacts resulting from differing development scenarios. In the case of the UMore property, the AUAR reviewed four different development scenarios. So long as onsite development is within the square footage and unit counts of that projected under the reviewed scenarios, no new environmental review is required, saving up to one year of analysis and review of the site with multiple agencies. A Phase I Environmental Site Assessment has been completed along with remedial investigation on the entire UMore site.

<https://www.ci.rosemount.mn.us/188/UMore-Development>

There are no known wetlands on the Opus property and one wetland identified in the expansion area. There are no floodplains located on the site or expansion area. The Easement map indicates the presence of a Northern Natural Gas (NNG) main bisecting the site. The University of MN had indicated they will relocate the pipeline to permit development. The University has indicated that NNG is amenable to the main relocation and rerouting discussions have occurred. Roadway right of way and an easement for the Metropolitan Council sanitary sewer interceptor are located at the north end of the property.

Utilities

The site has been planned for future development and therefore all public utility services are planned for expansion to the site. Sanitary sewer will be connected directly into the Metropolitan Council interceptor, which is located south of County Road 42 within the UMore and Opus property. Empire Wastewater Treatment Plant is the regional facility serving the site and has excess capacity in the amount of 14MGD, enough for this project as well as full urbanized development in Rosemount and the surrounding communities. Wastewater is treated with an advanced secondary system featuring ultraviolet disinfection at the Empire Plant. Biosolids are collected and spread over nearby farm fields. A new sewershed system would be installed for a large project such as what is being proposed and there are two potential options available for routing of the subregional system.

Water is solely the purview of the City. The City's water supply is from local groundwater wells. There is an opportunity to use effluent from the Empire Wastewater Treatment Plant for cooling processes or irrigation uses, but further investigation is necessary. The outfall pipe from the Empire Plant to the Mississippi River is available to the site. Water system pressure is 48-62 PSI, and the capacity is currently 2,687 gpm. The property will be serviced by a 16" main, although the City has planned for water extension and a looped system to serve the site. Any lateral extension of City sewer and water can be completed within one construction season after site decision making. In anticipation of additional development within the UMore area, the City has a water system plan that depicts additional well and storage growth to accommodate full development of the community.

Electrical service is provided by Xcel Energy. The utility has outlined a system extension that will bring service to the site and any expansion area that could serve the project. The transmission system around the UMore site is served by multiple 115dV lines, peaking power plants, and 345 kV lines. The transmission system within 1 mile of the site includes multiple networked 115 kV lines that are located near the site and will provide a robust system configuration.

Gas service is provided to the site from Minnesota Energy Resources Corporation. There is presently a 6" gas line adjacent to the site. The gas service pressure is 40-55 psi. Minnesota Energy Resources Corporation has indicated that it can upsize the system to accommodate new users and anticipates adding additional capacity into the UMore property to facilitate new development.

There are several fiber providers in the area including ARVIG, XO Communications, and Zayo, who are all less than one mile from the site. Aurora, Sprint, and Windstream are more than one mile from the site, although are located within Rosemount and provide additional Fiber connection opportunities. Frontier's cable is within 0.75 miles of the Opus site.

Capital and Operating Costs

Sewer and water utilities are owned and operated by the City of Rosemount. Long-term operating costs for sewer and water are:

Quarterly Usage in Gallons	Rates Per 1,000 Gallons
0 - 100,000	\$1.34
101,000 - 200,000	\$1.68
201,000 - 300,000	\$2.10
301,000 or more	\$2.71

The Metropolitan Council owns and operates the regional sanitary sewer system.

Incentives

The City of Rosemount is prepared to provide tax abatement for the project. Dakota County has indicated through its Economic Development Guiding Principles that the County may be involved in regionally significant projects and recognizes that it will pay for and invest in critical infrastructure. The amount generated by the abatement is dependent on the value of the project.

Labor Force

The site is located adjacent to Dakota County Technical College. The College provides specialized job training tailored to a client's specific needs and access to a pool of students and recent graduates. The Metro Area is home to excellent institutions of higher education, which are all within a quick travel distance from the Rosemount site. Additionally, the Dakota-Scott Counties Workforce Centers offer a number of services:

- a. Job Fairs. It coordinates an annual job fair in Eagan each year that has 100+ employers. Attendance ranges from 1,500 to 3,700. Part of the key to the success of these events is that the state Department of Employment and Economic Development has an extensive email distribution list that reaches thousands of jobseekers. If Amazon located in the area agencies would be happy to help develop company-specific events.
- b. Workforce Centers also have weekly hiring events where employers can meet with jobseekers.
- c. The Dakota-Scott Workforce Development Board is comprised of up to 27 members from across the two counties, with more than half representing the private sector. It has a strong focus working with employers and jobseekers and is noted for developing innovative employment and training approaches. One example is the Burnsville Workforce Center, co-located with Inver Hills Community College and Dakota County Technical College on a non-campus site, which provides outstanding connectivity among the organizations and benefits employers and adult learners.
- d. Beyond the co-location, our area has a long-standing, close working relationship with the colleges. They have a proven track record of being a great partner in developing training programs for companies, providing meeting/training space, being a talent pipeline, and much more.
- e. The WorkForce Centers and employment programs are also closely connected with area agencies, churches and governmental departments that are working with jobseekers.
- f. The State of Minnesota has a website, which is free for employers and jobseekers – www.minnesotaworks.net.

The local school district, ISD 196, offers STEM curriculum at six neighborhood magnet schools in grades Pre-K-12. The schools provide a strong emphasis on hands on,

experiential and inquiry based student experiences and activities. The district also holds an annual STEM career fair to help students find out what it takes to become a STEM professional.

Logistics

The site is immediately adjacent to County Road 42, which provides ready access to Hwy 52 with direct connections to St Paul and Rochester, and Hwy 77 and Interstate 35W going directly to Minneapolis. Minneapolis can be reached by car in 34 minutes and St. Paul can be reached in 19 minutes. The Minneapolis/St. Paul International Airport is 18 minutes from the site by car. Additionally, the City is working with the local transit authority to add an express bus stop near the site, which is located along a route serving St. Paul. The anticipated location of the bus stop will be Dakota County Technical College, immediately west of the site. Express bus service is also available from Downtown Rosemount to Minneapolis and St. Paul. There are current transit connections from the local service to park and rides that provide access to the Red Line Bus Rapid Transitway, which also connects with the Blue Line Light Rail Transitway. The site was part of the Robert Street Transitway study. One of the transit recommendations was the inclusion of Bus Rapid transit or another commuter transit system along Hwy 52.

In discussions with our transit partners, Dakota County and Minnesota Valley Transit, both organizations have expressed interest in facilitating transit opportunities should the Opus/UMore site be selected. Dakota County is committed to exploring additional east/west transit opportunities as evidenced by its current east/west study. County Road 42 is one of the corridors chosen for additional investigation.

Dakota County indicated it supports major transportation corridors and invests millions each year in roadway improvements throughout the county. Likewise, transit investments that link employees to employers is also a County Board priority. As roadway and transit improvements are needed, the new quarter-cent sales tax implemented by the County Board provides the capacity to respond to future regional highway and transit needs.

Time of Operations

The adopted Comprehensive Plan for the City of Rosemount guides the land within UMore Park as Agricultural Research. The City is in the process of updating the Comprehensive Plan and the site will be guided for Business Park uses to match the AUAR. The Comprehensive Plan will be completed by end of 2018. However, the City Council, Opus, and University of Minnesota all acknowledge that the site area will be designated for Business Park and the land use change can be processed prior to the full Plan update. The Metropolitan Council and the City, the two regulatory agencies for modification to the Comprehensive Plan, have both agreed to the AUAR development concept scenarios that depict Business Park, regional commercial, and light industrial at the site and adjacent expansion area. Approval of a Comprehensive Plan amendment is estimated at 120 days. Similarly, approval for subdivision of land, rezoning to PUD, and approval of the site plan is

estimated to take between 60 to 120 days. All planning applications at the local level, including the Comprehensive Plan amendment, can be processed concurrently.

Cultural Community Fit

The community has a vibrant history, beginning before the statehood of Minnesota, as its location on the Mississippi River meant it was a stop along the fur trade route. It boasts one of a handful of historic downtowns in the metro area's suburbs. The City Council and City's Port Authority have invested and partnered with various private and public agencies to maintain a viable economic Downtown business climate. Similarly, the City has worked closely with the University of Minnesota regarding the UMore lands and its future development potential. Studies relating to sustainability, land planning, environmental review, and utility provision have all been partnership-driven exercises.

The Rosemount City Council is a 5-member body that recognizes growth of the community will add to prosperity for the residents. The Council is tenured with two members, Mayor Droste and Councilmember Debettignies, whose first terms started in 2003. Another Councilmember was elected in 2008 and the other two were elected in 2014 and 2016. Four of the five Councilmembers also serve on the City's Port Authority, which is the economic development arm of the City. The Port Authority has new industrial development and job growth as one of its priorities and has worked with several developers and landowners to assist in redevelopment and new greenfield development projects. The City has a history of providing financial assistance for locally significant projects.

One of the largest businesses in Rosemount is Flint Hills Refinery. The refinery owns approximately 3,000 acres of which 1/3 is dedicated toward active uses with the remaining serving as an open space buffer. The City Council and staff work often with Flint Hills representatives due to their continuous growth and business reinvestment. Flint Hills Refinery would be able to speak to the good working relationship between the City and the company as we partner to meet construction goals.

Community/Quality of Life

Rosemount offers many opportunities for recreation. Dakota County Regional parks located nearby, Whitetail Woods, Spring Lake Park, and Lebanon Hills, are all easily accessible, offering residents a place to enjoy nature and experience the Mississippi River. The City is partnering with the County to assist in providing regional trails that link the County parks and the Mississippi River. The parks and generalized trail locations are on Exhibit 20. The Vermillion Highlands Trail will connect the UMore property to the regional trail system.

Locally, there are twenty-nine passive and active neighborhood and community parks available in Rosemount. In close proximity to the Opus site is the Ames Soccer Complex and the ballfields at UMore, which provide active recreational opportunities for numerous