



OATI South Campus - Project Narrative

For: Rezoning
Preliminary Development Plan
Final Development Plan

Project: OATI South Campus
7901 and 7951 Computer Avenue
Bloomington, MN 55435

Owner: Computer Avenue, LLC
3660 Technology Drive NE
Minneapolis, MN 55418

Prepared By: Computer Avenue, LLC
3660 Technology Drive NE
Minneapolis, MN 55418

A. INTRODUCTION

Computer Avenue, LLC (Computer Avenue) submits this Project Narrative and the attached documents to the City of Bloomington (City) in support of its Development Application for the purpose of rezoning, preliminary development plan approval, and final development plan approval. The subject of this development application is the two parcels located at 7901 and 7951 Computer Avenue in Bloomington, MN (Property). Open Access Technology International, Inc. (OATI) will be the primary tenant of the Property, and has engaged Computer Avenue to develop the Property to OATI's requirements.

B. BACKGROUND

OATI is a Minnesota-based corporation providing Software as a Service (SaaS) solutions to the North American energy industry. OATI's broad client base spreads across North America, from Mexico City through the lower provinces of Canada. OATI product offerings and services include compliance monitoring, Energy Trading and Risk Management, resource and variable generation management, as well as environmental compliance data collection and reporting. OATI is also pioneering new Smart Grid technologies and services that will be used to transform the current energy grid into the Smart Grid of the future.

OATI's current corporate campus (OATI Campus) is located at 3660 Technology Drive NE Minneapolis, MN 55418. OATI acquired the OATI Campus grounds in 2009, and renovated the existing building into a world-class data center and office capable of supporting approximately 500 employees. OATI's construction of its data center and office spaces was awarded the 2011 TEKNE Award from the Minnesota High Tech Association, as well as the 2011 Best in Real Estate Award from the Minneapolis-St. Paul Business Journal.

OATI employs approximately 450 staff in the Twin Cities area. OATI is expanding rapidly, and expects the growth trend to continue (in fact, OATI has added more than 60 new positions in 2014 alone). Recognizing the need to expand its operations through an additional data center as well as office space for its growing staff, OATI commissioned Computer Avenue to acquire the Property and develop it into the OATI South Campus. Computer Avenue acquired the Property in February 2012. Two dilapidated buildings existed on the site at the time. Computer Avenue demolished the buildings in 2013. The Property is now essentially a blank slate, ready for development.

OATI plans to expand its operations to the Property and utilize the Property as the OATI South Campus. The majority of the Property will be devoted to typical office spaces for OATI staff, with the potential of office space for other tenants. The Property will also include a Data Center, which will work in tandem with OATI's current Data Center to support OATI's Software-as-a-Service (SaaS) offerings.

In addition, Computer Avenue plans to develop the Property to allow OATI to showcase potential smart grid technologies, such as on-site renewable energy generation, enhanced building management and meter-monitoring systems, and groundbreaking microgrid capabilities. Additional details about the development are included later in this Narrative, and in the accompanying documentation.

Over the past several months, Computer Avenue has met with City staff multiple times and submitted incremental development plans to informal DRC twice. The purpose of these meetings was to obtain staff input and to provide transparency into Computer Avenue’s development plans. Computer Avenue has made every effort in this Narrative to address all City staff inquiries and input received. Computer Avenue and OATI are excited and honored to become part of the Bloomington community and are pleased to submit this Narrative and Development Application for the City’s review and consideration.

C. REQUESTED ACTION

Computer Avenue submits this Project Narrative in support of its Development Application for the purpose of rezoning, preliminary development plan approval, and final development plan approval. The subject of this Development Application is the two parcels of the Property, which are described below. Computer Avenue proposes developing the Property into the OATI South Campus. Specifics of the development are described further below.

1. Proposed Review/Approval Schedule

Informal Development Review Committee	Submittal	June 19, 2014	(Completed)
Informal Development Review Committee	Meeting	June 24, 2014	(Completed)
Development Application	Submittal	July 02, 2014	(Completed)
Formal Development Review Committee	Meeting	July 15, 2014	(Proposed)
Planning Commission	Meeting	August 07, 2014	(Proposed)
City Council	Hearing	September 08, 2014	(Proposed)

2. Rezoning

The Property is currently contained within Zoning District CS-1. In order to accomplish the development of the Property, Computer Avenue requests for rezoning to a Zoning District C-4, with Planned Development overlay, as part of this application.

Rezone the following properties from CS-1 to C-4, with Planned Development overlay:

PID 06-027-24-22-0011:

Address: 7951 Computer Avenue, Bloomington, MN 55435

Lot Size: 3.21 acres (139,809 SF)

The West 192.05 feet of the East 1422.05 feet as measured along a line parallel with the North line thereof of that part of the Northwest Quarter of Section 6, Township 27, Range 24 lying South of the North 680 feet thereof and lying North of State Highway No. 5 as now laid out and traveled, according to the United States Government Survey thereof, Hennepin County, Minnesota. Being Registered land as is evidenced by Certificate of Title No. 1130482.

Case 3761ABC-14

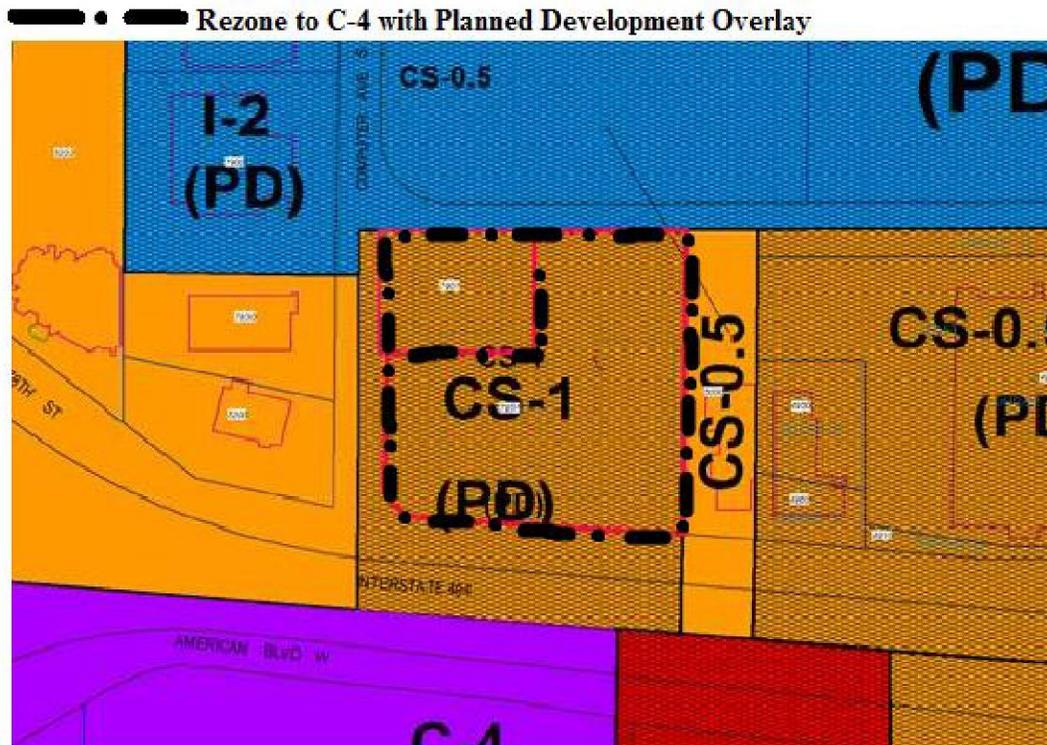
PID 06-027-24-22-0012:

Address: 7901 Computer Avenue, Bloomington, MN 55435

Lot Size: 0.88 acres (38,491 SF)

Tracts F, G, and H, Registered Land Survey, No. 989, Hennepin County, Minnesota.

Bloomington Zoning Map:



3. Replat

Replatting of the Property is not part of this application. However, Computer Avenue intends to combine PIDs 06-027-24-22-0011 and 06-027-24-22-0012 into one parcel by separate application. Computer Avenue intends to initiate the replatting process such that the application will be heard by the City Council contemporaneously with this Development Application.

4. Included Materials

- Development Application
- Project Narrative

- Development Plans (as listed on Title Sheet A0.1) are provided in accordance with the City’s requirements:
 - Four (4) sets of Full Size Prints (three folded to no greater than 9 by 12 inches and one rolled).
 - Ten (10) sets of Readable Prints reduced to 11 by 17 inches.
 - One (1) set of Prints reduced to 8 ½ by 11 inches.
- Other Supporting Documentation not listed in A0.1:
 - ITE Trip Generation Technical Memorandum
 - Damon Farber Letter Re: Soil Conditions
- Development Application Fees including the following:
 - Preliminary Development Plan \$830
 - Final Development Plan \$1,660
 - Rezoning \$1,660
 - Total Application Fees \$4,150

D. SITE AND BUILDING DISCUSSION

The attached architectural site plan dated 07/02/2014 (Site Plan; Reference Plan Sheet A1.1) provides a proposed layout of the Property. The Site Plan was created from a topographical survey that was completed on April 22, 2014 (Reference Boundary and Topographical Survey). Boundary lines and all dimensions are as close to accurate scale as possible. Further, all boundary lines and setbacks are based on the future property lines that will apply following the replatting process. In particular, the Site Plan accounts for the roadway easement along the south and the west of the Property that will become a right-of-way during the replatting process.

Currently, the Property is composed of two parcels. However, Computer Avenue intends to combine the two parcels into one parcel as part of the platting process. Computer Avenue intends to submit a plat application to the City that will request that the Property be replatted to one parcel. The City has also indicated that Computer Avenue should expect to sign a right-of-way agreement with the City during the replatting process. This right-of-way agreement would allow parking within the right-of-way reserved for the future West 78th Street on the north end of the Property. The Site Plan anticipates this agreement in its parking layout.

The attached Surrounding Properties Map shows the properties adjacent to the Property. To the south is West 78th Street, then Highway 494. To the east is California Closets, a small building which to Computer Avenue’s information and belief is used as a work shop for constructing closet furniture and fixtures. Seagate Technology’s parking lot is to the north. The west of the property is bounded by Computer Avenue, and LTC Wheelchairs and Crossways International are across the street. Notably, there is not a lot of activity on either Computer Avenue or West 78th Street in this area as the local businesses, and the immediate area itself, generate a low amount of traffic.

The building footprint is located near the southwest corner of the site, and it is angled at approximately a thirty-degree angle to Highway 494. A holding pond is located to the southwest of the building. The building, as well as the pond, is surrounded by parking and a

one-way drive. The Site Plan shows a twenty-foot drive to accommodate fire safety considerations. The majority of the remaining Property space is utilized for parking, along with landscaping, ponding, and other aesthetics.

The building is five stories tall, with the first floor primarily dedicated to a Reception Area, the Data Center, and a Customer Conference area. Supporting mechanical and electrical equipment is located on the east side of the building. Some additional mechanical equipment is placed in the outside equipment yard. The equipment yard is located adjacent to the east wall of the building, surrounded by a barrier that will screen the equipment. Trash and recycling are located near the loading dock, accessible from indoors. The upper four floors are general office space.

One driveway and the drop-off zone to the Property are located on Computer Avenue, on the northern half of the Property. The Site Plan also shows a second entrance off of West 78th Street. This entrance allows trucks proper access to the loading dock on the north side of the building. Pedestrian and bike access to the existing public sidewalk will also be from this entrance. Bike racks will be located on the Property.

OATI, as a provider of critical services to the North American power grid critical infrastructure, is subject to multiple security regulations. This includes physical security standards such as perimeter control. Computer Avenue intends to install an eight-foot high perimeter fence around the Property as well as automatic security gates to control access to the parking lot. The perimeter fence surrounds the Property along the boundary lines, and the security gates are located at each entrance to the Property. OATI installed a perimeter fence and security gates at its corporate campus in Minneapolis, as well. In that situation, OATI worked closely with the Minneapolis police and fire department to ensure that emergency access would be possible. This included installation of fire department key boxes at the gates and building entrances, and close integration of the gates with OATI's security and fire systems to command the gates to open when there is an alarm. Computer Avenue will work closely with the City to implement similar measures.

Onsite renewable power generation will be integrated into the building. Computer Avenue anticipates installing solar arrays on the rooftop equipment screen, facing south to southwest. Computer Avenue is also considering installing solar panels on the flat roof above the first floor mechanical spaces, and perhaps on carports over some of the parking stalls. Computer Avenue anticipates installing wind turbines on the building roof, as well. Computer Avenue plans to design the building so that the solar panels and wind turbines are utilized in a functional, aesthetically pleasing manner.

Additionally, Computer Avenue plans to install lighting bars on the south and east building walls (Reference Plan Sheet A3.1). The lighting system will be designed by a professional lighting designer, and the design will be cognizant of the City's lighting regulations. The lights will not flicker, flash, or have any other function that is likely to distract a driver. It is anticipated that the lighting may gradually change, in both color and the amount of lighting, as the lighting system will be designed to reflect the unique energy generation functions of the building. Computer Avenue has discussed this lighting system with the City, and it will take the content of those discussions into account when finalizing the lighting system.

Finally, the Property is located in the Nine Mile Creek Watershed District (District). Computer Avenue has had multiple meetings with the District, similar to the meetings with the City, to discuss the project and obtain District staff’s input. Computer Avenue intends to submit a permit application to the District so that the District Board will act upon the permit application following action by the City Council. All development will be in conformance with the District’s rules and regulations.

E. SITE AND BUILDING INFORMATION

This section presents detailed information about the site and building. See references to Development Plan documents for additional information.

1. Bloomington City Code Section References

Site Characteristics	Section 21.301.01
Building Setback Requirements	Section 21.301.02
Surface Parking Setback Requirements	Section 21.301.06
Parking Requirements	Section 21.301.06
Parking Island Requirements.....	Section 21.301.06
Parking Space and Drive Aisle Requirements.....	Section 21.301.06
Gates and Access	Section 21.301.06
Fences.....	Section 21.301.08
Structure Height	Section 21.301.10
Landscaping Yard.....	Section 19.52
Screening Standards.....	Section 19.52
Exterior Materials	Section 19.63.08
Freestanding Sign Setback Requirements.....	Section 19.113

2. Minnesota State Building Code: “B” Occupancy; fully sprinklered.

3. Floor Area Ratio: 0.61

4. Anticipated Floor Elevations (Reference Plan Sheets A3.1 and A3.2):

First Floor	829.00’
Second Floor	849.00’
Third Floor.....	862.50’
Fourth Floor	876.00’
Fifth Floor	889.50’

5. Anticipated Building Area (Reference Plan Sheet A1.1):

First Floor.....	31,026 SF
Second Floor	18,511 SF
Third Floor.....	20,162 SF
Fourth Floor	20,162 SF
Fifth Floor	<u>20,162 SF</u>

Total..... 110,023 SF

6. Anticipated Building Height (Reference Plan Sheets A3.1 and A3.2):

Roof:

North	74 feet
South	74 feet
East	74 feet
West	74 feet

Top of the Roof Equipment Screen Wall:

North	92 feet
South	92 feet
East	92 feet
West	92 feet

7. Anticipated Building Exterior Materials (Reference Plan Sheets A3.1 and A3.2):

Plan sheets A3.1 and A3.2 show building elevation images. The plan sheets indicate locations for various exterior building materials. The final selection of building exterior materials has yet to be determined. Final building exterior materials samples will be provided to the City as they are selected.

The following exterior materials are an accurate representation of the types of materials that Computer Avenue is considering in the design of the Property:

- Vision glass.
- Spandrel glass.
- Metal panels.
- Precast wall panels.
- Equipment screens of metal louvers.
- Wall-mounted and/or roof-mounted solar panels.

F. PLANNED DEVELOPMENT APPLICATION

Computer Avenue submits its Development Application as a C-4 Planned Development. In doing so, Computer Avenue requests flexibility in regard to select City requirements. The main purpose for these requests is the unique, specialized aspects of OATI’s use of the Property. For instance, the entire first floor is dedicated to functions that are unique to OATI. The Data Center—unique in and of itself—sits within a twenty-foot high cement enclosure, with raised floors, that is designed to house OATI’s servers and network infrastructure. The adjacent mechanical and electrical systems are designed to OATI’s distinct requirements, and will be used specifically to support the Data Center space and building functions. The Data Center itself is approximately 4000 SF. The electrical and mechanical spaces supporting the Data Center are approximately 17,000 SF.

Case 3761ABC-14

The remaining area on the first floor, approximately 9,000 SF, will be designed to handle OATI’s unique customer demands. With 1,400 customers in North America, OATI often invites its out-of-state customers to Minnesota so that they can demo OATI products, receive specialized training, or simply meet with OATI representatives. For that reason, Computer Avenue is designing a special Customer Conference area for OATI. This Customer Conference area will be located behind secured doors, accessible by security badges issued to OATI guests and staff with a need to be in the area. The Customer Conference area will stand twenty-foot tall. The majority will consist of small, fixed conference rooms that will be used for meetings with customers and OATI staff. It will also include a large multi-purpose conference room with the capability to be subdivided into separate training areas as well as several customer conference rooms. OATI employees will not office out of the Customer Conference area. This area will be specially designed to support OATI’s visitors and to provide OATI with the space and functions to support its large customer base.

Accordingly, Computer Avenue requests the following deviations from the Bloomington City Code.

1. Off-Street Parking Spaces (Reference Plan Sheet A1.1)

Required Off-Street Parking Spaces:

General Office	One Space per 285 SF
Data Center and Supporting Spaces*.....	N/A
Customer Conference Area - Fixed Conference Rooms*	N/A
Customer Conference Area - Multi-Purpose Room*	N/A

*Please note that the City Code does not include "Use" types specific to the Data Center and Supporting Spaces or the Customer Conference area. City staff has indicated that the City would most likely consider the spaces to be Warehouse, with parking calculated at 1 space per 1,000 SF, and Assembly space, with parking calculated at 1/3 occupancy, respectively. However, the amount of parking spaces that would be generated by Warehouse and Assembly space standards are likely to be excessive for these two specialty areas. Therefore, Computer Avenue elected not to include those designations in its Off-Street Parking Spaces request, and Computer Avenue requests that the City take the absence of applicable "Use" designations into account when considering Computer Avenue’s off-street parking space proposal.

Proposed Off-Street Parking Spaces:

General Office	One Space per 285 SF
Data Center and Supporting Spaces	No required spaces.
Customer Conference Area - Fixed Conference Rooms	No required spaces.
Customer Conference Area - Multi-Purpose Room.....	No required spaces.

Case 3761ABC-14

Use	Area (SF)	1 Space per "X" Amount of SF (SF)	Parking Spaces Required Onsite
General Office	78,997 (1 x 18,511; 3 x 20,162)	285	277
Data Center and Supporting Spaces	21,989	0	0
Customer Conference Area - Fixed Conference Rooms	6,019	0	0
Customer Conference Area - Multi-Purpose Room	3,018	0	0
TOTAL SPACES REQUIRED			277

Purpose for the Proposed Deviation:

Computer Avenue requests flexibility in regard to its total parking spot requirement because its two main specialty areas—the Data Center and the Customer Conference area—are not permanently staffed by OATI (Reference Plan Sheet A2.1). The employees that will use these areas, whether to meet with a customer or to monitor the Data Center, will have a designated individual workspace on one of the upper office floors (Reference Plan Sheets A2.2 and A2.3). In addition, the customers that will occupy the Customer Conference area typically fly to Minnesota from out-of-state, and, as a result, they will typically arrive at the Property via taxi, limousine, or a similar form of transportation. Accordingly, personnel on the first floor of the building will occupy minimal parking spots, if any.

Moreover, due to the first floor's unique design, with its high ceilings, cement walls, and complex mechanical and electrical systems, these areas would not be suitable for conversion into office space or anything other than what they were designed for. For that reason, Computer Avenue requests that the Data Center, the mechanical and electrical spaces, and the Customer Conference area account for zero parking spaces toward the Property's mandated total.

Importantly, Computer Avenue's proposed design includes enough parking spaces at 1 parking spot for every 285 square feet, as mandated by City Code, to accommodate the four floors of general office space. In the Site Plan (Reference Plan Sheet A1.1), Computer Avenue provided for 277 spots. Under the City Code, the four floors of general office space—currently 78,997 square feet total—would require 277 parking spots. Therefore, the Site Plan complies with the City Code for the amount of parking that would be required to support the occupied areas of the building. In addition, Computer Avenue is installing bike racks and shower facilities at the Property in order to encourage employees to bike to work. Other modes of commuting, such as carpooling and mass transit, are also highly encouraged. For instance, there are bus stops at West 77th Street and Computer Avenue as well as West 78th Street and Johnson Avenue South. These options will further reduce the parking demand at the Property. As OATI's unique first floor spaces will not be staffed, any parking requirement that exceeds the

mandated amount for floors two through five is above and beyond what the site actually needs to support its occupants.

Proof-of-Parking Discussion:

- Additional Parking Capacity

Computer Avenue is confident that its proposed off-street parking will satisfy the parking demand at the Property. However, Computer Avenue understands that the City is concerned about future parking overflow at the Property, particularly with respect to the Customer Conference area. In response to discussions with City staff, Computer Avenue proposes resolving this issue through a proof-of-parking agreement.

The table below demonstrates the scenario in which no parking spaces are required for the Data Center and its Supporting Spaces. However, Computer Avenue does provide enough parking, per City Code, to satisfy City Code requirements for the Customer Conference area. In this scenario, the Multi-Purpose Room (3,018 SF) is treated as an “Assembly” space and assigned 67 spaces. The remaining portion of the Customer Conference area is treated as General Office and assigned 21 spaces.

Use	Area (SF)	1 Space per “X” Amount of SF (SF)	Parking Spaces Required Onsite
General Office	78,997 (1 x 18,511; 3 x 20,162)	285	277
Data Center and Supporting Spaces	21,989	0	0
Customer Conference Area - Fixed Conference Rooms	6,019	285	21
Customer Conference Area - Multi-Purpose Room	3,018	1/3 Occupancy	67
TOTAL SPACES REQUIRED			365

Based upon these “Use” designations, the Customer Conference area could require up to 88 additional parking stalls. Computer Avenue has attached a proof-of-parking plan (Reference Plan Sheets A1.3, A1.4 and A1.5) that demonstrates that the Property would be able to support this additional parking in the event that there is parking overflow at the Property. The proof-of-parking plan accounts for a total of 365 parking spaces primarily through the use of a parking ramp on the north side of the Property. Computer Avenue proposes entering into a proof-of-parking agreement with the City. The proof-of-parking agreement would allow the City to require additional parking if there is a continuously observed and repeated parking overflow at the Property. Computer Avenue believes that this approach would be a reasonable and practical resolution to the parking issue, and accords with the unique design and use of the Property.

Computer Avenue respectfully requests, however, that any such proof-of-parking agreement states that, if additional parking is determined to be required, Computer Avenue and the City will work together in good faith to determine the number of stalls actually needed. This is particularly important to the Multi-Purpose Room. The table above assumes an Assembly designation, with 1/3 occupancy used to determine parking demand. Per City Code, Assembly is defined as “a facility providing for the assembly of persons for interactions as a primary use, including community centers, and religious institutions, *also referred to as place(s) of assembly for worship.*” This definition suggests that the 1/3 occupancy application is appropriate where members of the general public may gather under their own volition to partake in community or religious functions. In contrast, the Property is a private, secure site that is available for use only to staff and authorized customers.

With the 1/3 occupancy standard, the Multi-Purpose Room accounts for 67 parking spaces. On the other hand, a General Office “Use” designation requires the installation of only 11 additional parking spaces for the Multi-Purpose Room. Assigning 67 parking spaces due to an Assembly designation may be an unnecessary burden upon both Computer Avenue and the Property. For that reason, Computer Avenue suggests that, in the unlikely event that additional parking is required, Computer Avenue and the City closely evaluate the Multi-Purpose Room’s actual use so that an appropriate parking allotment is applied to it.

In sum, Computer Avenue agrees that a proof-of-parking agreement is an effective solution to this issue. Computer Avenue respectfully suggests that the proof-of-parking agreement should state that, in the event that the agreement is triggered, Computer Avenue and the City will work together to examine the actual use of the Property’s specialty areas in determining the amount of parking required at the Property.

- West 78th Street Relocation

Additionally, City staff has requested that Computer Avenue provide a proof of parking site plan that demonstrates parking on the Property in the event that West 78th Street is relocated to the northern boundary of the Property. If that were to occur, portions of the current Computer Avenue would be vacated and revert to Computer Avenue, LLC. Computer Avenue has provided a proof of parking site plan on Plan Sheet A1.2 that demonstrates how the parking lot could be reconfigured to support the required number of parking stalls. This proof of parking site plan is a concept only, and Computer Avenue would finalize the plan if and when West 78th Street is relocated.

2. Surface Parking Setbacks (Reference Plan Sheet A1.1)

Required Surface Parking Setbacks:

Along Public Street..... 20 feet min.
Rear 5 feet min.
Side 5 feet min.

Proposed Surface Parking Setbacks:

Along West 78th Street 10 feet

Along Computer Avenue10 feet 6 inches
Along North Property Line..... 2 feet 9 inches
Along East Property Line 6 feet

Purpose for the Proposed Deviation:

Computer Avenue requests flexibility in regard to its parking setbacks. Flexible parking setbacks allow Computer Avenue to meet the parking required by Code for floors 2 through 5, as discussed above. Flexible parking setbacks would also create a more efficient site layout, including landscaping and stormwater management functions. Further, the low amount of traffic generated on West 78th Street and Computer Avenue factored into Computer Avenue’s decision to decrease its parking setbacks along the south and west of the Property. Therefore, Computer Avenue proposes reducing the parking setbacks along the property lines (with the exception of the East property line).

3. Freestanding Sign Setbacks (Reference Plan Sheet A1.1)

Required Freestanding Sign Setbacks:

Along Public Street..... 20 feet min.
Rear 5 feet min.
Side 5 feet min.

Proposed Freestanding Sign Setbacks:

Along Computer Avenue 7 feet
Rear N/A
Side N/A

Purpose for the Proposed Deviation:

Computer Avenue requests flexibility in regard to the setback distance of its freestanding sign that is located at the vehicle entrance on Computer Avenue. As with other aspects of the Property, this deviation is due to OATI’s security regulations. The entrance and drop-off area is designed with specific security measures in mind. A security camera will be installed in the sign so that OATI is able to see the license plates on each car as it pulls up to the gate. With a twenty (20) foot setback, this security measure would be impossible to accomplish without disrupting the remainder of the site plan.

Furthermore, if Computer Avenue is required to adhere to the City’s setback requirements, it will not be able to install security badge readers, security cameras, and security gates—all of which are required by OATI—in a manner that works efficiently with the remainder of the Site Plan. A very similar configuration that is currently in use at the OATI Campus in Minneapolis has worked very well, and OATI intends for Computer Avenue to install the same security measures at the Property.

Also, as the Property is the last lot on West 78th Street before the freeway, the sign’s close proximity to an abutting street will not impact neighboring businesses. In fact, the

neighboring businesses in the area likely do not garner much traffic activity outside of their own employees. In general, the amount of traffic in the area is low, and Computer Avenue does not anticipate its sign’s close proximity to an abutting street having a negative impact on the surrounding area. The purpose of the proposed deviation is to ensure that proper security measures are installed at the Property. As noted above, the sign actually plays a significant role in monitoring the security gate on Computer Avenue. It allows Computer Avenue to develop a more efficient, secure site layout, as well. Accordingly, Computer Avenue proposes a freestanding sign setback of seven (7) feet.

4. Fence Height (Reference Plan Sheets A1.1, A3.1, and A3.2)

Required Height for Body of Fence:

Yard Abutting a Street..... 6 feet max.
Yard Not Abutting a Street..... 10 feet max.

Proposed Height for Body of Fence:

Yard Abutting Computer Avenue 8 feet
Yard Abutting West 78th Street 8 feet
Yard Along North Property Line 8 feet
Yard Along East Property Line 8 feet

Purpose for the Proposed Deviation:

As part of OATI’s security regulations, Computer Avenue plans to install an eight-foot high perimeter fence that will surround the Property along its boundary. The fence material has not been chosen, but it is likely to be black, wrought iron bars. As the City allows only six-foot high fences abutting a street, Computer Avenue requests an exception to install an eight-foot high perimeter fence so that OATI may comply with its security regulations.

5. Landscaping Standards (Reference Plan Sheets L1 and L2; Damon Farber Letter Re. Soil Conditions)

Required Number of Trees and Shrubs:

Trees 72 (One tree per 2,500 SF)
Shrubs 109 (One shrub per 1,000 SF)

Proposed Number of Trees and Shrubs:

Deciduous Shade Trees 31
Deciduous Ornamental Trees 4
Coniferous Trees..... 10
Deciduous Shrubs 99
Coniferous Shrubs 10

Required Landscaping Yard:

Yard Abutting a Street..... 20 feet min.
Yard Not Abutting a Street..... 5 feet min.

Proposed Landscaping Yard:

Yard Abutting West 78th Street 10 feet
Yard Abutting Computer Avenue 10 feet 6 inches
Yard Along North Property Line 2 feet 9 inches
Yard Along East Property Line 6 feet

Purpose for the Proposed Deviation:

Due to security concerns, Computer Avenue requests flexibility in regard to the amount of trees, shrubs, and required landscaping yard. Trees and large shrubs along the perimeter of the Property would significantly impact the ability of OATI’s security cameras to view the abutting streets, the security fence, and other perimeter views. Trees located near the fence would also present the opportunity for a trespasser to climb the trees as a means to avoid the security fence. Trees and large shrubs must be minimized around the base of the building as well for similar reasons. OATI’s security cameras must be able to see the faces of the individuals surrounding or approaching the building. Trees and large shrubs give trespassers or unwanted visitors an object to hide behind in order to avoid recognition.

In addition to OATI’s security concerns, Computer Avenue requests flexibility in regard to landscaping standards due to site constraints. In designing the Property, Computer Avenue has carefully maximized the efficiency of the site layout for the building, parking, stormwater management, and landscaping requirements. Flexible landscaping setbacks allow Computer Avenue to create a more functional site layout. Moreover, as OATI is extremely hesitant to allow trees and large shrubs near its perimeter fence due to the security concerns described above, Computer Avenue does not require as much space for landscaping along the perimeter as a typical site. As a result, Computer Avenue proposes reducing the landscaping setbacks along the property lines.

Finally, the existing site soils are not conducive to healthy tree and plant growth (reference Damon Farber letter). Computer Avenue’s landscape architects recommend fewer trees in order to allow those trees that are planted to enjoy a greater life expectancy. As a result, individual trees have been placed in many locations as opposed to groups of trees. Nevertheless, Computer Avenue understands that the City prefers that the landscaping on the Property is maximized. The attached landscape architecture plans (Reference Plan Sheets L1 and L2) show a design that balances OATI’s security requirements with the need to maximize the landscaping on the Property, and they provide a sustainable environment for the trees and shrubs that are planted on the Property.

6. Wind Turbine Height (Reference Plan Sheets A3.1 and A3.2)

Required Wind Turbine Height:

Wind Turbine Height above Roof Level..... 15 feet max.
TowerGreater than 15 feet

Proposed Wind Turbine Height:

Wind Turbine Height above Roof Equipment Screen Wall 15 feet max.
TowerGreater than 15 feet

Purpose for the Proposed Deviation:

Computer Avenue requests flexibility in regard to its wind turbine height, and, thus, the wind turbines classification as a “Tower” under the City Code. In particular, Computer Avenue requests that the fifteen (15) foot measurement start at the top of the roof equipment screen wall instead of at roof level (Reference Plan Sheets A3.1 and A3.2). The purpose of this request is purely functional. The roof of the building will feature a large roof equipment screen wall that rises eighteen (18) feet above roof level. Therefore, in order for the wind turbines to catch wind and generate power, their height must exceed the height of the screen wall. Otherwise, the screen wall will block the wind and the turbines will be rendered useless. As a showcase for renewable energy, it is essential that the wind turbines are given every opportunity to function at a high level. Therefore, Computer Avenue requests that the fifteen (15) foot measurement for the wind turbines begin at the top of the roof equipment screen wall.

7. Exterior Lighting (Reference Plan Sheets E0.2A, E0.2B, and E0.2C)

Required Exterior Lighting:

Minimum Illumination on Parking Surface 1.5 footcandles

Proposed Exterior Lighting:

Minimum Illumination on Parking Surface0.7 - 1.2 footcandles (in certain spaces)

Purpose for the Proposed Deviation:

Computer Avenue’s preliminary concept exterior lighting plans are provided on Plan Sheets E0.2A, E0.2B, and E0.2C. Plan Sheet E0.2A presents a plan that satisfies the City’s 1.5 footcandles requirement, with the exception of a few areas that are at 1.2 footcandles due to site constraints. The other two plan sheets show reduced light levels at the north and east parking lot areas. The remaining illuminated areas on the Property satisfy the City Code’s requirements.

Computer Avenue submits preliminary plans because it is still considering exterior lighting options. Notably, Computer Avenue is evaluating energy-efficient lighting systems, such as

solar-powered parking lot lights, that could be installed at the Property to increase the site's sustainability. The purpose of the energy-efficient lighting system is to increase the overall energy efficiency of the site and, thus, add to the showcase potential of the Property. Due to technological limitations of energy efficient lights, certain systems may not be suited to maintain the required lighting throughout the night. However, as the Property will be a private, secured site, the lighting and security concerns that may apply to a typical public parking lot are not present at this site. Instead, only authorized personnel will occupy the site at any given time.

Computer Avenue requests that the City at a minimum approves the light levels shown on Plan Sheet E0.2A. This request is due to site constraints. Computer Avenue further requests that the City permit the additional deviation in the north and east parking areas as shown on Plan Sheets E0.2B and E0.2C.

Computer Avenue will continue to evaluate sustainable, energy-efficient exterior lighting options. Computer Avenue now requests that the City grant flexibility with regard to the exterior lighting requirements. With an understanding as to the amount of flexibility that will be allowed by the City, Computer Avenue will then evaluate alternative lighting types and designs that adhere to those standards. Computer Avenue will continue to work with City staff on this item, and will submit a final exterior lighting plan in a timely manner in order to give the City sufficient time for review prior to permit issuance.

G. PROJECT PHASING AND CONSTRUCTION SCHEDULING

Demolition has already been completed. Computer Avenue plans to begin site work in Fall 2014 if the necessary approvals are obtained as set forth in the Proposed Review/Approval Schedule. The remainder of the OATI South Campus schedule will be finalized at a later stage of development. In any event, Computer Avenue intends major construction to commence no later than Spring 2015, with approximately one year construction time.

H. HOURS OF OPERATION

The primary hours of operation will be Monday through Friday from 7:00 A.M. to 6:00 P.M.

I. AGREEMENTS AND COVENANTS

1. Right-of-Way Agreement

During previous meetings about the Property, the City indicated that Computer Avenue can expect to sign a right-of-way agreement that would allow Computer Avenue to construct and utilize parking spaces within the right-of-way reserved for the potential relocation of West 78th Street. This expectation is reflected in the attached Site Plan (Reference Plan Sheet A1.1). Computer Avenue anticipates signing this right-of-way agreement with the City during the replatting process.

2. Nine Mile Creek Watershed District Covenant

Computer Avenue anticipates recording stormwater management facility maintenance covenants as part of the Nine Mile Creek Watershed District permit application process.

J. ANTICIPATED EMPLOYMENT

OATI currently employs approximately 450 people at its Minneapolis location. OATI is growing quickly; in fact, OATI has added more than 60 positions in the past few months. The OATI South Campus will initially be built out to accommodate approximately 100 staff. Upon full buildout, the maximum employment capacity of the Property is expected to be approximately 300 employees.

K. STORMWATER MANAGEMENT

The attached preliminary stormwater management system is designed to meet the requirements of Nine Mile Creek Watershed District and the City design standards (Reference Plan Sheet C1):

- Storm sewer conveyance system is designed to accommodate 10-year storm event.
- Runoff rate and volume from the site will be less than pre-development conditions.
- Treatment system is designed to meet water quality and retention requirements.

In this preliminary stormwater management plan, the Property generally slopes to the northwest. Surface runoff within parking lot is directed to a holding pond for pre-treatment and to settle-out solids and larger particles. Another holding pond is located southwest of the building to gather runoff from the roof drainage system. The northern section of the site also features an underground infiltration trench that allows for the required amount of volume control onsite. With this preliminary stormwater management system, Computer Avenue meets the requisite design standards.

Importantly, Computer Avenue is still considering other stormwater management systems, with its primary focus on increasing the sustainability of the Property through creative reuse of stormwater runoff. For instance, Computer Avenue is evaluating with its engineering design team the possibility of installing a system that would catch and reuse the runoff from the building. Other sustainable options are also being considered. The final stormwater management plan will be designed to meet the requirements of Nine Mile Creek Watershed District and the City design standards, as well. Any updates to the stormwater management plans will be submitted to the City in a timely manner in order to give the City sufficient time for review prior to permit issuance.

L. TRAFFIC

A trip generation analysis was performed for the proposed site based on the methods and average rates published in the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition* (Reference ITE Trip Generation Technical Memorandum). The *ITE Trip Generation Manual* is a compilation of traffic data from existing developments throughout the United States. The results of the analysis are shown below:

ITE Land Use Code	Description	Daily Trips		AM Peak Hour		PM Peak Hour	
		In	Out	In	Out	In	Out
160	Data Center	14	14	1	1	1	2
710	Office	429	429	107	15	20	96
TOTAL		443	443	108	16	21	98

A parking generation analysis was performed for the proposed site based on the methods and average rates published in the ITE's *Parking Generation Manual, 4th Edition*. The *ITE Parking Generation Manual* is a compilation of traffic data from existing development throughout the United States. The Data Center is anticipated to have negligible parking demand. The average peak parking demand anticipated for the office is 221 vehicles.

M. SITE UTILITIES

1. Sanitary Sewer (Reference Plan Sheet C2):

6" PVC sanitary service lateral connects to the building. This 6" PVC sanitary service lateral then core-drill connects to an existing sanitary sewer line on West 78th Street.

2. Water main (Reference Plan Sheet C2):

8" D.I.P. extends north from an existing 12" water main located at West 78th Street. This 8" D.I.P. extends north past the building before connecting with an 8" D.I.P. that extends east from an existing 12" water main located at Computer Avenue. 4" D.I.P. connects to the building from the aforementioned 8" D.I.P. in order to provide domestic water service to the building. 6" D.I.P. also connects to the building from the 8" D.I.P. in order to provide fire protection water service to the building.

N. CONCLUSION

Computer Avenue will design, develop, and construct a world-class facility that will make the utmost use of the space, visibility from the freeway, and be suitable for OATI's office and data center needs. The site will be eye catching and aesthetically pleasing, and will showcase OATI's innovation and technology focus it provides to its customers and future customers. It will also provide new, highly skilled jobs to the City of Bloomington.

Computer Avenue and OATI are excited and honored for the opportunity to add a new addition to the Twin Cities building landscape, and to help transform this area of the 494 corridor into a technology hub. Computer Avenue and OATI look forward to working with the City on this project.