

DAMON **FARBER** ASSOCIATES Landscape Architects  
Urban Designers and  
Site Planners

July 2, 2014

Gonzalo Villares  
**Pope Associates**  
1255 Energy Park Drive  
St. Paul, MN 55108

Dear Gonzalo,

I wanted to bring to your attention a concern we have regarding the landscape plan submitted to the City as part of their standard development review process. As you know, the quantity of trees on our plan does not meet the quantities identified in the City of Bloomington's code. I thought an explanation may be of some help.

There are a number of site related issues that make this a challenging site to meet code requirements. The need for a secure site with quality sight lines for cameras limits landscaping adjacent to the perimeter fencing and the existing power line limits landscaping across the northern edge of the property.

One additional concern is the heavy organic soil. We have worked on the adjacent Seagate site as well as the Pentagon park site and understand the challenges of getting trees to thrive with wet and rotting root systems. Trees suited for those soils like Cottonwood, Willow and Box Elder are all considered nuisance trees and would most likely not be approved by the City of Bloomington. We are open to creative solutions but even with more green space available on site, I'm concerned we will still have a difficult time getting trees to thrive. I believe this is something we should discuss with the City of Bloomington as a significant site limitation.

Please contact me if you have any questions. We will continue to look for creative solutions to this issue but wanted you and the client to be aware of our concerns.

Best regards,  
Damon Farber Associates



Tom Whitlock, ASLA  
President

C. Ben Grannon



## Technical Memorandum

**To:** Dave Heim and Ben Grannon, Computer Avenue LLC  
**From:** Mike Spack, P.E., P.T.O.E.  
**Date:** June 27, 2014  
**Re:** Traffic Generation of Computer Avenue LLC Building in Bloomington, MN

Computer Avenue LLC is proposing to build an office/data center on the vacant northeast corner of West 78<sup>th</sup> Street and Computer Avenue in Bloomington, MN. The building is proposed to have five floors with a total of 104,772 square feet. Approximately 27,000 square feet will be used as the data center with the remaining 77,772 square feet being used for offices. The purpose of this technical memorandum is to estimate the amount of traffic that will be generated by the proposed development.

### Traffic Generation

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, 9<sup>th</sup> Edition*. 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 in Table 1.

**Table 1 – Vehicles Entering/Exiting**

ITE Land Use Code	Description	Daily Trips		AM Peak Hour		PM Peak Hour	
		In	Out	In	Out	In	Out
160	Data Center (27,000 square feet)	14	14	1	1	1	2
710	Office (77,772 square feet)	429	429	107	15	20	96
<b>TOTAL</b>		<b>443</b>	<b>443</b>	<b>108</b>	<b>16</b>	<b>21</b>	<b>98</b>

### Parking Generation

A parking generation analysis was performed for the proposed site based on the methods and average rates published in the *Institute of Transportation Engineers' (ITE) Parking Generation Manual, 4<sup>th</sup> Edition*. The *ITE Parking Generation Manual* is a compilation of traffic data from existing developments throughout the United States. The data center is anticipated to have negligible parking demand. The average peak parking demand anticipated for 77,772 square feet of office is 221 vehicles.