UMore Park

UMore Park consists of approximately 5,000 acres of land owned by the University of Minnesota located in the City of Rosemount and Empire Township in Dakota County, approximately 25 miles southeast of Minneapolis and St. Paul, and a 20-minute drive from the Minneapolis-St. Paul (MSP) International Airport. The eastern boundary of UMore Park lies about 0.5 mile from U.S. Hwy. 52, a primary north-south highway connecting the Twin Cities with Rochester, Minnesota, providing direct access to Interstate Highway 90. State Hwy. 3 is 0.58 mile west of Biscayne Avenue, the westerly UMore Park boundary. UMore Park’s northerly border is County Road 42, and County Road 46 is the primary east-west artery running through UMore Park. Both County Roads 42 and 46 provide direct access to Interstate Highway 35.

To the south of UMore Park is the University-owned property known as Vermillion Highlands consisting of 2,822 acres of research, recreation and wildlife management areas jointly managed by the University and the Minnesota Department of Natural Resources, in conjunction with Dakota County and Empire Township. To the southwest of UMore Park lies the 456-acre Whitetail Woods Regional Park operated by Dakota County. Vermillion Highlands and Whitetail Woods Regional Park are outstanding recreational amenities, located adjacent to and available for use by all UMore Park residents and businesses.

In February, 2015, the University’s Board of Regents approved a market-based development vision for UMore Park aimed at maximizing financial return to the University, replacing the previous vision to create a new sustainable community. This change in direction reflects feedback from the marketplace which recommended building residential, commercial and industrial real estate products currently demanded by the local markets. Given its overall 5,000 acre size, UMore Park’s development is expected to occur across several decades, led by third-party real estate developers encouraged to incorporate concepts of sustainability, environmental innovations and/or social-cultural innovations to the extent there is private market demand and such elements enhance the development potential of the remaining UMore Park property.

In October, 2013, the City of Rosemount approved a final Alternative Urban Areawide Review (AUAR) for the entire 5,000-acre UMore Park property. The AUAR is available at http://www.umoepark.umn.edu. The AUAR analyzed three alternative development scenarios that were based in varying degrees on the Concept Master Plan approved by the University’s Board of Regents in 2009 and a fourth scenario based on the current comprehensive plans of the City of Rosemount and Empire Township. Development within the densities tested in the AUAR can occur without further analysis of environmental impacts. The development vision and concepts contained in the Concept Master Plan are not to be viewed as requirements or limitations. Instead, such concepts may be incorporated to the extent there is private market demand and such concepts enhance development of the Property and remaining UMore Park site.

UMore Park represents the largest contiguous area of land controlled by a single owner within the metro area. As noted above, all major highways are within minutes of UMore Park, providing multiple points of access in all directions, including Chicago. UMore Park is in the center of Dakota County, the third most populous and fastest growing county in Minnesota. The area is
served by Independent School District 196, a state and nationally recognized E-12 public school district.

Dakota County Technical College is located along Co. Rd. 42, providing a college-level education for employment, since 1969. DCTC works with area-businesses to provide technical study programs customized to the job needs of the local market.

Discussions are underway within the State to build a high-speed rail service between the Twin Cities and Rochester, MN, called Zip Rail. UMore Park is a candidate for a transit station for Zip Rail. If this happens, UMore Park will benefit by having a rapid-transit connection to the Twin Cities’ sizeable employment base.

**158.881 Acres for Sale**

Over an extended period, the University expects that 500 acres at UMore Park will be sold for industrial-business park development. At this time, 158.881 acres of undeveloped land located south of County Road 42, east of Blaine Avenue, in the northeast corner of the University’s UMore Park property, as shown on the attached Certificate of Survey, are for sale for industrial-business park development. Pursuant to the City of Rosemount and Dakota County transportation plans, Blaine Avenue will be upgraded and improved to serve as a primary north-south county road. In addition, the County will construct a frontage road on the south side of County Road 42, perhaps south of the 158.881 acres, which will continue east to Highway 52 when future upgrades to the Cty. Rd. 42/Hwy. 52 intersection are made. No time table has been given for these improvements.

The University will remain actively engaged with the buyer of the 158.881 acres to ensure the first phase of industrial-business park development enhances the value of future UMore Park development. This University engagement will include:

- Site plan review and approval.
- Working with the buyer to consider the highest and best uses to shape the development of the phase one industrial-business park land in ways to meet market demand with quality design and execution, consistent with the Declaration of Covenants and Design Guidelines developed by the University for industrial-business park development at UMore Park. The buyer will lead the interface with the local governmental jurisdictions, tenant prospects and brokers.
- Working with the buyer to ensure that the University’s goal of a high-quality business park of mixed uses can be created at UMore Park on the phase one industrial land, subject to the City of Rosemount’s approval.

Allowable uses for the phase one industrial area will include office, light industrial, distribution warehouse, clean manufacturing, research and development, laboratory facilities, and service-oriented retail.
The buyer must comply with the City of Rosemount’s zoning ordinance and guidelines. Amendment of the City’s comprehensive plan is a pre-condition to securing zoning and other entitlements for development of the 158.881 acres and the buyer’s planned use. The University will work with the buyer, City of Rosemount and the Metropolitan Council to obtain a comprehensive plan amendment.

A survey showing the existing utility infrastructure serving the 158.881 acres is available at www.realestate.umn.edu. Currently, limited sewer and water is available to serve the Property. The buyer will work with the University, the City, and other applicable governing bodies to develop plans and funding sources and implement construction of the necessary infrastructure.

The University is not aware of any environmental condition on the 158.881 acres that requires environmental remediation. Further, studies by the University’s consultants have not identified any Gopher Ordinance Work-related industrial activities on the Property. The University’s environmental and geotechnical reports related to the Property are available at www.realestate.umn.edu. It is expected that the buyer will complete its own environmental investigation of the 158.881 acres.

For more information about UMore Park and the 158.881 acres, contact:

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