



*Creating a new, sustainable community on the University's 5,000-acre property*

## About the UMore Park Property University of Minnesota

Web site: [www.umorepark.umn.edu](http://www.umorepark.umn.edu)

### Vision

- The University of Minnesota Outreach, Research and Education (UMore) Park is a 5,000-acre site owned by the University and located in Dakota County.
- The vision for the UMore Park property is for an innovative University-founded community where people can live, work and play.
- Development of the University-founded community of 20,000 to 30,000 residents would take 25 to 30 years.
- The community would be differentiated by the integration of innovations in renewable energy, health and wellness, education and life-long learning, environmental quality, transportation, arts & culture, diversity, international linkages, housing, technology and other University mission strengths.
- The community would contribute to a vital regional economy characterized by enriched communities, thriving businesses, and educational, social and natural amenities.

### Property Location

- In Dakota County, the third most populous county in Minnesota and one of the fastest growing metro counties.
- 15 minutes from the Minneapolis-St. Paul International Airport, and near the Highway 52 corridor between the Twin Cities and Rochester.

### Planning and Development

**Concept master plan.** The University's UMore Park management team completed a concept master plan for the 5,000-acre property in November 2008 in conjunction with a consultant planning and development team. The concept master plan was approved by the Board of Regents in December 2008. The plan captures the intent for a diverse community with a wide range of single- and multi-family dwellings, significant open space and natural amenities, neighborhood commercial and retail, office and light industrial space, recreation and relaxation, and energy efficiencies – while incorporating future market flexibility.

**Management and endowment.** The Board of Regents approved the UMore Development Limited Liability Company (LLC) in October 2009 to manage the development of the property. A nine-person Board of Governors will be appointed to direct the company. A chief manager will be responsible for day-to-day management. The board also authorized the creation of the UMore Park Legacy Fund, a quasi-endowment for income generated by activities on the property that will help to ensure long-term support for special academic research, education and public engagement opportunities not adequately funded by state, federal or tuition resources.

**Comprehensive planning.** Based on the concept master plan, the University will collaborate closely with the City of Rosemount, Empire Township and Dakota County to update (amend) the comprehensive plans of the local jurisdictions to reflect the development of the UMore Park property. Comprehensive plan amendments will address land use, transportation, housing, parks and open space, economic development and infrastructure.

**Gravel resources.** A geotechnical assessment of the UMore Park property confirmed deposits of a substantial amount of commercial quality sand and gravel across the 5,000-acre property. The full report “Geological Assessment: UMore Park (September 2008)” is available at [www.umorepark.umn.edu](http://www.umorepark.umn.edu). A gravel Environmental Impact Statement (EIS) is in process. When the gravel EIS is completed in mid-2010, the University Board of Regents will determine whether to mine gravel on the property. The report concludes that over a period of several decades and as the local market demands, approximately 360 million tons of sand and gravel could be mined from the property. Following any potential extraction, mining sites could be transformed into amenities such as lakes and ponds that would enhance green space as the new community is developed.

**Academic mission.** A 17-member Academic Mission Advisory Board was launched in February 2009 to engage University of Minnesota faculty, students and staff members in the long-term planning and development of the new, sustainable community at UMore Park. Planning and development phases offer research and learning opportunities for faculty and students while bringing innovation, quality of life and economic benefits to future residents of the community and the broader region. University task force reports on education, health, energy, the environment, transportation and infrastructure, and interdisciplinary opportunities, such as arts and culture, housing, diversity, technology, international linkages (see Web site) are the foundation for the advisory board’s work to integrate research, education and public engagement into the fabric of the new community.

**Public engagement.** Ideas from citizens and organizations continue to inform the UMore Park management team. For example, a public comment forum held in early February 2009 was a key step to better informing the Environmental Impact Statement process for gravel. Nearly 1,000 citizens have contributed ideas both during the development of the final concept master plan in summer 2008 and during six Listening Sessions in September 2007, which helped to establish priorities for the vision for the new community. Comments are welcome at any time via the Web site at [www.umorepark.umn.edu](http://www.umorepark.umn.edu)

**Public natural area.** An additional 2,822 acres, called Vermillion Highlands: A Research, Recreation and Wildlife Management Area, located on the southern edge of the UMore Park property, are currently under joint management by the University and the Minnesota Department of Natural Resources, in conjunction with Dakota County. By action of the legislature and the Governor in May 2006, the University will deed this segment of the property to the State of Minnesota in 2032, to be maintained as a natural area for public access. The University has rights in perpetuity for research, education and public engagement on the property. Concept master planning for Vermillion Highlands is scheduled to conclude in 2009.

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