

15-million-dollar Project Planned for Bloomington-Edina Area



Drawing by Midwest Planning and Research, Inc.

By GWENYTH JONES
Minneapolis Star Staff Writer

Plans for an industrial-commercial-residential development which may mean an eventual fifteen million dollar investment were announced today.

Rauenhorst Development Corp. plans the 180-acre project at the northeast corner of Normandale road and 78th St. About 70 acres lie in Bloomington, the rest in Edina.

Gerald A. Rauenhorst, president, said plans call for about 90 acres of light industry, two motels, two 8- to 10-story luxury apartments, a golf course, at least one artificial lake and probably a shopping center.

A new plant for Control Data's Cedar Engineering division is tentatively planned for a site in the development. It will be Control Data's second plant in Bloomington.

The project was designed by Midwest Planning and Research, Inc.

The Rauenhorst Corporation will control the type of industry or activity and the

building design, Rauenhorst said.

The corporation will sell land and building together, or build and lease, or provide a "turn-key" operation under which it takes responsibility for design, construction and furnishing.

Rauenhorst said he hopes to see 70 per cent of the development completed within two years.

Control Data has informed Rauenhorst of its intent to take a 20-acre site for a 75,000 square-foot, \$750,000 building for its Cedar Engineering division, which manufactures computer accessory equipment. Control Data officials said details would be announced later.

The division, now located in St. Louis Park, has 250 employees, and will probably employ about 400 when it moves into Bloomington. The plant is designed to accommodate 500.

The one-story building will face west on Computer Blvd., one of the new streets incorporated in the plan.

Construction is expected to start about April 1, with oc-

cupancy scheduled for Aug. 1.

Control Data recently announced plans for a 1½-million-dollar research and headquarters building in the east part of Bloomington, southeast of Hwy. 494 and 24th Av.

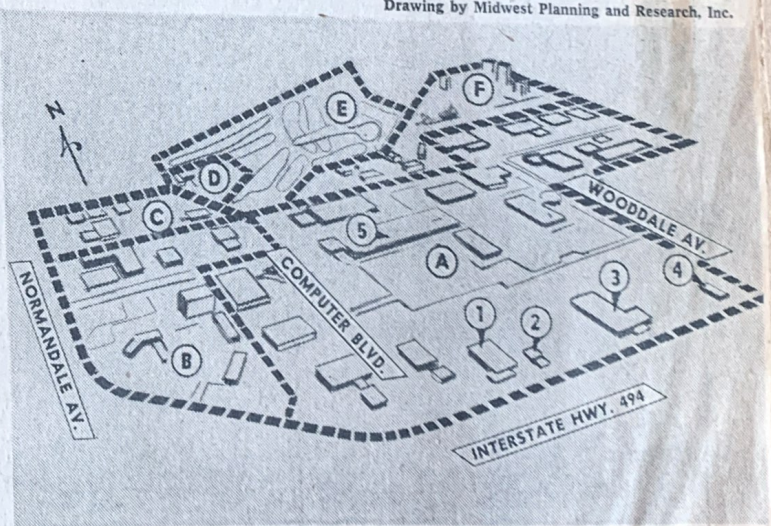
At least some of the apartment buildings planned for the development will be co-operative, Rauenhorst said, with occupants "buying" an apartment and paying a monthly service fee.

Tenants will be entitled to use of a nine-hole short course, swimming pools and tennis courts.

The golf course and several artificial lakes are planned along the northern edge of the area, to serve as a buffer between the development and a proposed Edina village park.

Several buildings already in the area have been incorporated into the plan. They include:

Rosemount Engineering Co., manufacturers of temperature probes and other electronic devices, who have been occupying a 30,000-square-foot building for two



INCLUDED IN PLAN are (A) industrial area; (B) hotel and motel and commercial; (C) offices; (D) golf course and (E and F) residential. Already completed within the area are (1) Vaughn's, Inc.; (2) Rauenhorst Development Corp.; (3) Rosemount Engineering Co. and (4) Melroe Manufacturing Co. Control Data plans a building at (5).

years. **Vaughn Displays, Inc.**, makers of flags, floats and other materials, who moved into their building more than a year ago. **Rauenhorst Construction Co.**, there for a year and a half. **Melroe Manufacturing Co.**, makers of farm equipment, whose Minneapolis office building is now under construction. Its manufacturing plant is at Gwinner, N. D.