

MEMORANDUM

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Date: August 10. 2018

Memo To: Dusty Finke, Planner
City of Medina

From: Design Team
Mohagen Hansen Architecture | Interiors

Project: Open Systems International: Building 2

Project No.: 17428.0OSI

Open Systems International, currently headquartered at 4101 Arrowhead Drive, needs to expand their software development operations to house additional design and engineering teams as well as additional support spaces for staff. The company continues to grow at an aggressive pace and is already busting at the seams in their existing facility that was built in 2010.

As OSI looks to expand their operations in Medina, the proposed Building 2 is expected to include the same basic programmatic uses as Building 1, but with the addition of a more robust space for conferencing. Primary programmatic components include:

- Two-story main office building with basement under west half.
- Single-story southerly wing for conference center for up to 800 people (housing company-wide events).
- Office environment for up to 400 employees.
- Staging area for teaming and project specific testing and development.
- Warehouse space with 2 loading docks and drive-in door

Additional employee amenities include:

- Dedicated break room for Building 2 staff.
- Fitness center with locker rooms for use by entire campus.
- Coffee and Break-out spaces throughout the building.
- Connection to existing campus trail.
- Outdoor patio and yard spaces.
- Covered walkway between buildings.

From a design standpoint Building 2 will be complementary to Building 1, with matching brick, glass features and other exterior accents, but with a different aesthetic expression for the two-story portion of the building. The site will be developed in an integrated manner, connecting the parking lots, introducing a covered on-grade connector and picking up on similar details for planting and site lighting.

OSI wishes to retain the northerly portion of the site as an outlot for future expansion for their needs or to develop or sell for other business-related development in the future.

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