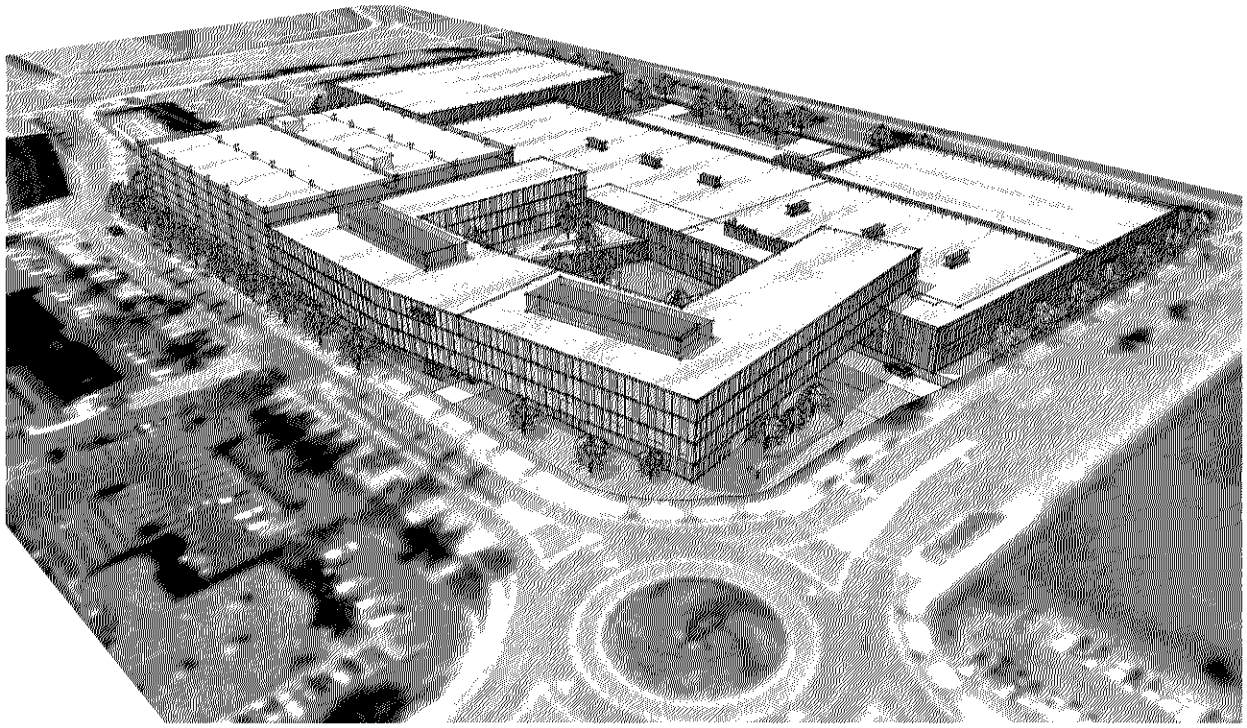
Sick Technology Campus

Development Application



Project Narrative

March 19, 2019

Developer:
SICK, Inc.
6900 West 110th Street
Bloomington, Minnesota 55438

Prepared By:
Cuningham Group Architecture, Inc
Kimley Horn and Associates
Meyer Borgman Johnson
Emanuelson-Podas Consulting Engineers
Mortenson Construction

A. Project Location

The Project is located on four existing parcels with the following address;

2501 American Blvd
2601 American Blvd
2701 American Blvd
2600 Lindau Lane

B. Project Description

a. North American Headquarters for SICK, Inc., including the following uses:
   i. Offices
   ii. Research and Development
   iii. Production / Assembly
   iv. Logistics and Warehouse

b. The project will be completed over multiple phases:
   i. Phase One will be constructed starting Summer of 2019 and completed Summer 2020
   ii. Phase Two is anticipated for construction in 2025
   iii. Phase Three is anticipated for construction in 2030
   iv. Phase Four is anticipated for Construction in 2035

c. Phase One will include the construction of a single building with two stories of offices, production assembly, and logistics warehouse.

C. Property Description

a. Plate information:
   i. The existing four parcels will be re-plated based on the new master plan needs and recent right-of-way improvements to Lindau Lane and 28th Avenue South, into four parcels. The final location of property lines is being determined.

b. Zoning:
   i. The site is zoned Lindau Mixed Use and located within the South Loop District.

c. FAA Height Restriction:
   The site is in the AR-17 overlay district with FAA height restriction.

d. Site drainage:
   i. All storm water will be addressed with underground storage and disbursement.

e. Existing City improvements:
   i. The City has complete street and sidewalk improvements adjacent to the site on American Blvd, 28th Avenue South. and Lindau Lane.

f. Temporary Easements for construction:
   For Phase One, no temporary easements are needed for construction, other than for utilities and driveway additions and modifications located in the public right of way.

g. Right-of-Way Easements:
As part of the re-plating process, the southernly parcel of 2600 Lindau is to be re-plated to address revisions to the Right-of-Way required for the recently constructed street, sidewalk and bikeway along Lindau Lane. A review the proposed adjustments will be completed with the City regarding the Right-of-Way easements for 26th Avenue South and its possible vacation.

h. Utility Easements:
Existing Utility Easements are in place along 28th Avenue South, American Blvd and the west side of the 2501 American Blvd Parcel.
The Existing utilities easement internal to the site will be abandoned during the re-plating process.

i. Storm Water Easements:
A new shared stormwater easement will be created for the southern portion of the site to accommodate the storm water collection and containment on the Phase Two Parcel, from both the Phase One Parcel, the Parking Parcel, and the Phase Four Parcel.

j. Access Easements:
    i. A new alley easement will be created between the Phase One Parcel, Parking Parcel and Phase Four Parcels.
    ii. A parking use agreement with adjacent parcels is also being established.
    iii. Site access agreement will be established for Fire Access roadway with the adjacent parcels.

D. Proposed Project

a. General Building Description:
Occupancy and Use: Office, Production and Assembly, Research and Development along with Logistics and Warehouse.
    i. Phase One will include: A two story Office located within a single-story Production, Logistic and Warehouse building.
    ii. Phase Two will include: A four story Office Building and landscaped court yard.
        a. One half of the master plan development's parking structure will be constructed as part of Phase Two.
    iii. Phase Three will include: A single-story expansion of Production.
    iv. Phase Four will include: A four story expansion of the Office Building.
        a. Second half of the master plan development's parking structure will be constructed as part of Phase Four.

b. Code Compliance:
    i. The project will be designed per the current 2015 Minnesota Building Code.

c. Building Areas:

	Phase One 2020	Phase Two 2025	Phase Three 2030	Phase Four 2035	
Description	SF	SF	SF	SF	Total
Logistics Hall	83,976				83,976
Warehouse Expansion				61,710	61,710
Production	43,381		43,015		86,396
Production Offices	26,866				26,866
Office Building		144,000		144,000	288,000
Total	154,222	144,000	43,015	205,710	546,947

d. Building Height:

i. Phase One 35' (Roof top mechanical units extend to 43')
ii. Phase Two 65' (Roof top mechanical units extend to 80')
iii. Phase Three 35' (Roof top mechanical units extend to 43')
iv. Phase Four 45' (Roof top mechanical units extend to 53')
65' (Roof top mechanical units extend to 80')
v. Parking Ramp 80'

This site is governed by the AR-17 overlay district that imposes FAA height restrictions. These sites are restricted for building height, with 80 feet of height for the southernly parcels and 50 & 60 feet of height for the northly parcels.

e. Site Amenities:

i. Street Scape:
    i. Phase Two will include the development of enhanced plaza areas between the building and Lindau Lane, along with landscaping improvements at the south east corner of the site to address the public plaza traffic circle.
    ii. Phase Four will include the development of enhanced plaza and landscape areas between the building and Lindau Lane and 28th Avenue South, to address the public plaza traffic circle.
    iii. An internal court yard will be constructed and landscaped starting in Phase Two, between the Production and Logistics building and the new Office Building. This court yard will be completed as part of the Phase Four Office Building.

f. Exterior Architectural Design and Materials:

Phase One

i. Walls Precast Architectural Concrete, with integral color, varied textures
ii. Glazing - Clear vertical ribbon windows and larger glazed wall areas
iii. Truck court Landscape screened truck court and loading docks
iv. Screen walls Roof mechanical and electrical equipment located on the roof.
v. Trash/Recycling – Will be internal to the building.

Phase Two

vi. Walls — Architectural curtain wall, Metal Panel and Precast Architectural Concrete, with integral color, varied textures
vii. Glazing - Clear vertical ribbon windows and larger glazed wall areas
viii. Truck court — Landscape screened truck court and loading docks
ix. Screen walls — Roof mechanical and electrical equipment located on the roof.
x. Trash / Recycling – Will be internal to the building.
xi. Parking Ramp — Precast Architectural Concrete, with integral color.

Phase Three and Four:

i. Will be designed consistently with Phase One and Two for a harmonious architectural appearance.

g. Landscaping and Irrigation:
   i. Landscape screening of surface parking lots
   ii. Landscape screening fences of mechanical and electrical equipment located at grade.
   iii. Irrigation - TBD

h. Parking:
   i. Phase One parking will be surface lots located on the north and south of the building.
   ii. Starting with Phase Two and a structured parking garage will be constructed and expanded in Phase Four.

E. ZONING CODE ANALYSIS AND PLANNED DEVELOPMENT FLEXIBILITY

a. Comprehensive Plan:
The project site is located within the South Loop District of the City of Bloomington. The current Comprehensive Plan (2008) Land Use Guide Plan designates the project site as Lindau Mixed Use (LX) District.

b. Zoning:

The Lindau Mixed-Use District, is intended for a dense mix of commercial, hospitality and office uses in a compact area with excellent accessibility to transit service and a high level of amenities.

The City of Bloomington is in the process of modifying the Lindau Mixed-Use District to include Technology Campus as a conditional use.

Technology Campus. A facility or group of facilities dedicated to development, manufacturing, and/or distribution of high-tech products and where a substantial proportion of the building floor area is dedicated to office uses as well as high-tech production and/or research and development.

The LX District provisions are intended to:

- *Allow a broad mix of uses to create a vibrant, walkable and transit-supportive district;*
- *Encourage active uses along the street to create a safe and inviting pedestrian environment;*
- *Promote an attractive streetscape through building placement and design;*

- *Encourage sustainable best practices in building, site and infrastructure design;*

A Conditional Use approval will be required.

The project and operations are in line with the Technology Campus terminology of the required Conditional Use and aligns with the provisions of the LX District Provisions currently under review by the City of Bloomington.

c. Airport Zoning:
The project site is also located within the Airport Runway (AR-17) Overlay District that codifies the 2004 MSP Zoning Ordinance. This overlay district has additional zoning requirements for the project.

FAA height restriction vary over the site.

FAA and MAC approvals are required.

d. Floor Area Ratio: The Lindau Mixed Use District has FAR requirement of 0.70 to 2.0.

F. Parking Analysis:
   a. Parking: City parking off-street parking requirements are in affect for the project site.
      i. Office: 1 stall per 285 sf
      ii. Manufacturing: 1 stall per 500 sf
      iii. Warehouse: 1 stall per 1,000 sf

   Additional parking calculations are provided as a supplement to this document.

   b. Transit Reduction

      The Project is requesting a reduction on required parking counts based on the high level of mass public transit located within ¼ mile of the project site.

   c. Parking agreements

      The Project is negotiating an agreement with the Bloomington Port Authority to provide parking as required for the project in a combination of a structured parking garage and surface lot parking on an adjacent parcels land throughout the master plans development.

G. Traffic:
   a. Traffic Study is needed and will be coordinated through the Bloomington Public Work.

H. Stormwater Management:
   a. Underground stormwater management will be provided. See the following Stormwater Plan prepared by Kimley Horn.
   b. Underground stormwater storage will be constructed in phase as required by each phase of the development.
   c. A stormwater easement will be developed between all parcels within the development for shared development and use of the underground stormwater management.

I. Lighting:
   a. Exterior lighting requirements are being designed to comply with the city's requirement.

J. Utilities:
    a. Phase One, utilities will be connected from the existing services located within the American Blvd. right-of-way.
        i. Water
        ii. Sanitary Sewer
        iii. Storm Sewer
        iv. Electrical
        v. Natural Gas
        vi. Communication
    b. Phase Two is anticipated to have separated utility services, these will be supplied from Lindau Lane and 26th Avenue South.
    c. Phase Three is anticipated to be serviced from the existing utilizes established in Phase One from American Blvd.
    d. Phase Four is anticipated to be serviced from the existing utilizes established in Phase One from American Blvd for the expansion of the warehouse. Phase Four is anticipated to have separated utility services, these will be supplied from 28th Avenue South.
    e. Anticipated water usage is provided as a supplement to this document.

Flexibility Requests

Master Plan

1. Conditional Use: The project is requesting to be granted conditional use for a Technology Campus as currently under review by the City of Bloomington.
2. FAR: The initial project will not achieve the required FAR for the individual parcels. However, with the completion of the master plan the entire project will be meet will be approximately a FAR of 1.0. Flexibility on the FAR requirement is requested for Phase One, Two and Three.
3. Parking: The high level of mass transit options immediately adjacent to the project and anticipated increase in options are desirable and were part of the site selection. Flexibility on the Parking requirement is requested for Phase One, Two, Three and Four.
4. Setbacks:
    i. These properties have both a minimum and maximum setback from the street. Due the phased development meeting these maximum setbacks would hamper the future phase construction. Flexibility on the maximum setback is requested for Phase One, Two, Three and Four to address phased construction.
    ii. Primary Street Setback: For the master plan are Lindau Lane and 28th Avenue South, flexibility on the maximum setback is requested for Phase Two and Four to allow a building design that address the street and public plaza traffic circle located at the intersection of Lindau Lane and 28th Avenue South.
    iii. Secondary Street Setback: For the master plan along American Blvd, flexibility on the maximum setback is requested for Phase One, Two and Four. This flexibility will allow for the future expansion as part of Phase Three and Four.
    iv. Landscape: Flexibility is requested on landscaping due the phasing of the project. Additionally, a reduction in the required tree and shrub counts are requested due to the limited unbuilt site area upon the completion of Phase Four
5. Glazing Percentages: Flexibility is requested on glazing requirements due the phasing of the project. Several of the elevations will be covered by future additions or blocked from view of public streets by future construction. Additional along American Blvd. these elevations are a considerable distance from the public street and sidewalks.

Phase One

1. FAR:
    a. Phase One building located on the Phase One Parcel does not meet the FAR requirement for the LX District. Request is for 0.50 FAR allowance versus the 0.70 required by the district.

2. Parking:
    a. Counts: The parking counts required by the City code far exceed the projected requirements of the Phase One project. A reduction is requested with proof of parking indicating the ability to provide the code require count if needed.
    b. Parking Lot Construction Standards: Two temporary surface lots will be constructed in Phase One. Since these two lots will be replaced in 5 and 10 years the project is requesting flexibility to eliminate curbs and islands, and internal landscaping and trees.
    c. Parking Setback: A reduction in the 20' parking set back is requested along American Blvd. on the eastern end of the site. The proposed placement of the parking will be 25'-6" from the face of curb and provide for 10'-0 of landscape buffer.

3. Setback:
    a. Primary Street Setback: Along 28th Avenue South the request is for a setback 22'-0" in lieu of the 20'-0" maximum. There is an utility easement at 20'-0" requiring the face of the building to be pushed back to maintain footings outside of the easement.
    b. Secondary Street Setback: Secondary building elevation as part of Phase One will not be meet the 30% minimum within the maximum setback
    c. This flexibility will allow for the future expansion as part of Phase Three. As part of Phase Three a 24'-0" maximum setback is request.

4. Glazing Percentages:
    The American Blvd elevation of Phase One will be 185' from the right-of-way, and approximately 1/3 will be covered in by the expansion in Phase Three. A 10% glazing in the 2' to 10' band is requested.

5. Landscape
    a. Tree Count Reduction, to be determined.

Phase Two

1. FAR:
    Phase One and Phase Two located on the Phase One and Phase Two Parcel is requesting an FAR reduction to 0.60 FAR allowance versus the 0.70 required by the district.
2. Parking:
    a. Counts: A reduction is requested with proof of parking indicating the ability to provide the code require count if needed.
    b. Parking Lot Construction Standards: A new temporary surface lots will be constructed in Phase Two as part of the parking structure. Since this lot will be replaced in 5 to 10 years the project is requesting flexibility to eliminate curbs and islands, and internal landscaping and trees.
3. Setback:
    a. Primary Street Setback: Along Lindau Lane Relief from the of the 20'-0" maximum. This will allow both the Phase Two Office Building and Phase Four Office Building to angle and provide public plaza space along Lindau Lane and address the traffic plaza indicated in the South Loop Plan.

b. Secondary Street Setback: Secondary building elevation as part of Phase Two will not be meet the 30% minimum within the maximum setback. In Phase Four a new four-story office building will face 28th Avenue South. This Phase Four building will also request a greater maximum set back.

6. Landscape:
   Tree Count Reduction, to be determined.

Phase Three

1. FAR:
   Phase One, Phase Two and Phase Three located on the Phase One and Phase Two Parcel is requesting a FAR reduction to 0.60 FAR allowance versus the 0.70 required by the district.
2. Parking:
   Counts: A reduction is requested with proof of parking indicating the ability to provide the code require count if needed.
3. Setback:
   Secondary Street Setback: A 24'-0" maximum setback is requested in lieu of the 20'-0" Maximum.
4. Landscape:
   Tree Count Reduction, to be determined.

Phase 4

1. Parking:
   Counts: The parking counts required by the City code far exceed the projected requirements of the master plan through Phase Four project. A reduction is requested with a reduction for proximity to the transit.
2. Setback:
   a. Primary Street Setback: Along Lindau Lane Relief from the of the 20'-0" maximum. This will allow both the Phase Two Office Building and Phase Four Office Building to angle and provide public plaza space along Lindau Lane and address the traffic plaza indicated in the South Loop Plan.
   b. Secondary Street Setback: Secondary building elevation as part of Phase Two will not be meet the 30% minimum within the maximum setback. In Phase Four a new four-story office building will face 28th Avenue South. This Phase Four building will also request a greater maximum set back.
3. Landscape:
   Tree Count Reduction, to be determined.

Parking Counts

Phase One

Space	SF	SF/Stall	Required	ADA/HC
Logistics / Warehouse	83,976	1,000	84	
Production One	43,381	500	87	
Office	26,866	285	94	
Sub-Total			265	7
Transit Reduction of 15%			39	
Total			225	7
Provided			201	8
Proof of Parking			24	

Phase Two

Space	SF	SF/Stall	Required	ADA/HC
Logistics / Warehouse	83,976	1,000	84	
Production One	43,381	500	87	
Office	26,866	285	94	
Office Bldg One	144,000	285	505	
Sub-Total			770	15
Transit Reduction of 15%			115	
Total			655	13
Provided Surface Lot			165	4
Provided Structured Parking			561	14
Proof of Parking			579	

Phase Three

Space	SF	SF/Stall	Required	ADA/HC
Logistics / Warehouse	83,976	1,000	84	
Production One	43,381	500	87	
Production Two	43015	500	86	
Office	26,866	285	94	
Office Bldg One	144,000	285	505	
Sub-Total			856	17
Transit Reduction of 15%			127	
Total			728	15
Provided Surface Lot			28	4
Provided Structured Parking			561	14
Proof of Parking			579	

Phase Four

Space	SF	SF/Stall	Required	ADA/HC
Logistics / Warehouse	83,976	1,000	84	
Warehouse	61,710	1,000	62	
Production One	43,381	500	87	
Production Two	43015	500	86	
Office	26,866	285	94	
Office Bldg One	144,000	285	505	
Office Bldg One	144,000	285	505	
Sub-Total			1,423	28
Transit Reduction of 15%			213	
Total			1,281	24
Provided Surface Lot			0	
Provided Structured Parking			561	24
Proof of Parking			579	
Total Parking Provided			1,140	

Building Occupancy

Phase One

Space	SF	SF/Occ	Code	Actual
Logistics / Warehouse	83,976	500	168	
Production One	43,381	100	434	
Office	26,866	100	269	
Total			870	

Phase Two

Space	SF	SF/Occ	Code	Actual
Logistics / Warehouse	83,976	500	168	
Production One	43,381	100	434	
Office	26,866	100	269	
Office Bldg One	144,000		1,440	
Total			2,310	

Phase Three

Space	SF	SF/Occ	Code	Actual
Logistics / Warehouse	83,976	500	168	
Production One	43,381	100	434	
Production Two	43,015	100	430	
Office	26,866	100	269	
Office Bldg One	144,000	100	1,440	
Total			2,741	

Phase Four

Space	SF	SF/Occ	Code	Actual
Logistics / Warehouse	83,976	500	168	
Warehouse	61,710	500	122	
Production One	43,381	100	434	
Production Two	43,015	100	430	
Office	26,866	100	268	
Office Bldg One	144,000	100	1,440	
Office Bldg One	144,000	100	1,440	
Total			4,304	

Water and Waste Water

Phase One Production and Logistic Building

People:	FTE	Student/Visitor	Retail Customer
Total	620	50	0
Female	310	25	0
Male	310	25	0

Annual Days Operational: 260

	USES PER DAY			Proposed
Fixture	FTE	Student/Visitor	Retail Customer	Daily Qty (gal)
Water Closet				
- Female	3	0.5	0	1206.4
- Male	1	0.1	0	400
Urinal				
- Female	0	0	0	0
- Male	2	0.4	0	315
Lavatory (15sec)				
- Female	3	0.5	0	117.8125
- Male	3	0.5	0	117.8125
Shower (300sec)				
- Female	0.15	0	0	348.75
- Male	0.15	0	0	348.75
Kitchen Sink (15sec)				
- Female	1	0	0	116.25
- Male	1	0	0	116.25
Mop Sink (3 Min)				
5 Gallons	20	0	0	100
Coffee Maker				
1 Gallons	20	0	0	20
Water Fountain				
1/4 Gallon	1	0	0	155
			Total Daily:	**3362.025 gal**

	Peak Hour Uses			Proposed
Fixture	FTE	Student/Visitor	Retail Customer	Peak Qty (gal)
Water Closet				
- Female	1	0.5	0	412.8
- Male	0.5	0.5	0	214.4
Urinal				
- Female	0	0	0	0
- Male	0.5	0	0	77.5
Lavatory (15sec)				
- Female	1	0.5	0	161.25
- Male	1	0.5	0	161.25
Water Fountain				
1/4 Gallon	1	0	0	77.5
			Peak Hour:	**1104.7 gal**

Water and Waste Water

Phase Two Office Building

People:	FTE	Student/Visitor	Retail Customer
Total	700	100	0
Female	350	50	0
Male	350	50	0

Annual Days Operational: 260

Fixture	USES PER DAY FTE	Student/Visitor	Retail Customer	Proposed Daily Qty (gal)
Water Closet				
- Female	3	0.5	0	1376
- Male	1	0.1	0	454.4
Urinal				
- Female	0	0	0	0
- Male	2	0.4	0	360
Lavatory (15sec)				
- Female	3	0.5	0	134.375
- Male	3	0.5	0	134.375
Shower (300sec)				
- Female	0.15	0	0	393.75
- Male	0.15	0	0	393.75
Kitchen Sink (15sec)				
- Female	1	0	0	131.25
- Male	1	0	0	131.25
Mop Sink (3 Min)				
5 Gallons	20	0	0	100
Coffee Maker				
1 Gallons	20	0	0	20
Water Fountain				
1/4 Gallon	1	0	0	175
			Total Daily:	3804.15 gal

Fixture	Peak Hour Uses FTE	Student/Visitor	Retail Customer	Proposed Peak Qty (gal)
Water Closet				
- Female	1	0.5	0	480
- Male	0.5	0.5	0	256
Urinal				
- Female	0	0	0	0
- Male	0.5	0	0	87.5
Lavatory (15sec)				
- Female	1	0.5	0	187.5
- Male	1	0.5	0	187.5
Water Fountain				
1/4 Gallon	1	0	0	87.5
			Peak Hour:	1286 gal

Water and Waste Water

Phase Four Office Building

People:	FTE	Student/Visitor	Retail Customer
Total	700	100	0
Female	350	50	0
Male	350	50	0

Annual Days Operational: 260

Fixture	USES PER DAY FTE	Student/Visitor	Retail Customer	Proposed Daily Qty (gal)
Water Closet				
- Female	3	0.5	0	1376
- Male	1	0.1	0	454.4
Urinal				
- Female	0	0	0	0
- Male	2	0.4	0	360
Lavatory (15sec)				
- Female	3	0.5	0	134.375
- Male	3	0.5	0	134.375
Shower (300sec)				
- Female	0.15	0	0	393.75
- Male	0.15	0	0	393.75
Kitchen Sink (15sec)				
- Female	1	0	0	131.25
- Male	1	0	0	131.25
Mop Sink (3 Min)				
5 Gallons	20	0	0	100
Coffee Maker				
1 Gallons	20	0	0	20
Water Fountain				
1/4 Gallon	1	0	0	175
			Total Daily:	3804.15 gal

Fixture	Peak Hour Uses FTE	Student/Visitor	Retail Customer	Proposed Peak Qty (gal)
Water Closet				
- Female	1	0.5	0	480
- Male	0.5	0.5	0	256
Urinal				
- Female	0	0	0	0
- Male	0.5	0	0	87.5
Lavatory (15sec)				
- Female	1	0.5	0	187.5
- Male	1	0.5	0	187.5
Water Fountain				
1/4 Gallon	1	0	0	87.5
			Peak Hour:	1286 gal