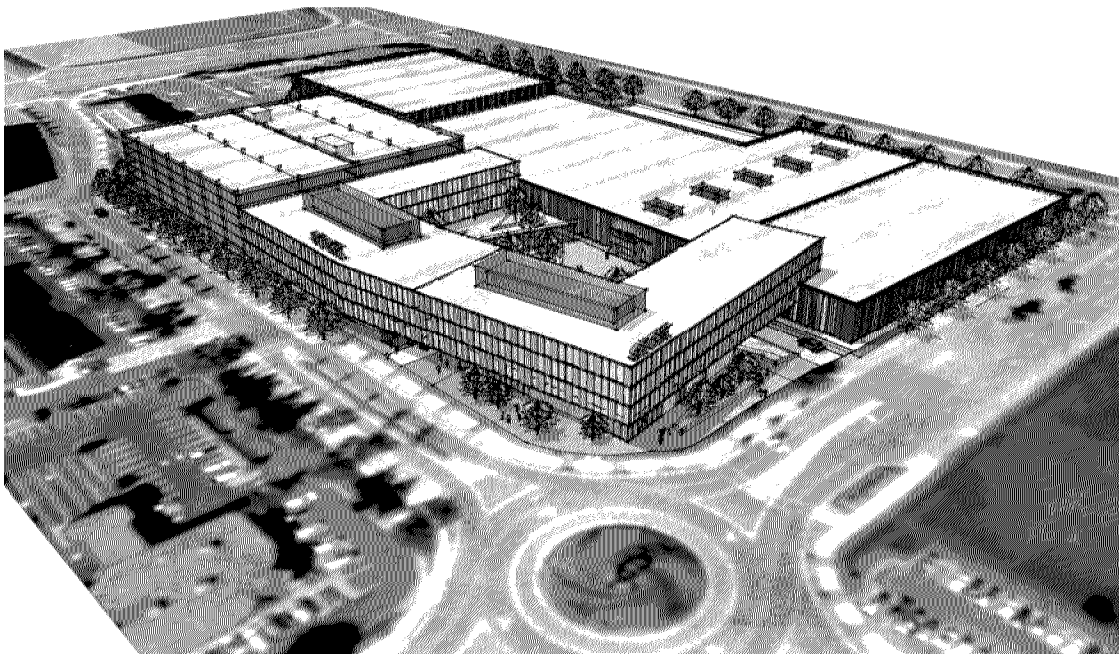


SICK Campus USA

Development Application

Project Narrative

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A. Project Location

The Project is located on four existing parcels with the following addresses:

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

B. Project Description

- a. North American Headquarters for SICK, 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 June of 2021 and completed Spring of 2022. The project schedule contemplates entitlements occurring based on the following timeline:
 - Pre-Application DRC Review February 16th, 2021
 - Submit DRC Application March 3rd, 2021
 - Post-Application DRC Meeting March 16th, 2021
 - Planning Commission April 8th, 2021
 - Submit Permit Documents April 12th, 2021
 - City Council Meeting April 19th, 2021
 - City Council Hearing May 3rd, 2021
 - Building Permits Secured May 31st, 2021
 - ii. Phase Two is anticipated to commence construction no later than 2025.
 - iii. Phase Three is anticipated to commence construction no later than 2030.
 - iv. Phase Four is anticipated to commence construction no later than 2035
- c. Phase One will include the construction of a single-story building with a footprint of approximately 120,000 gross square feet and will include a mezzanine of approximately 18,000 gross square feet. The program for the facility includes office, logistics/warehouse, and production space.

C. Property Description

- a. Parcel Information:

The existing four parcels will be re-platted based on the new master plan requirements and recent right-of-way improvements to Lindau Lane and 28th Avenue South. The re-platting of the property is in process and will be submitted to the city and county for review and approval.

Additional re-platting of the property, as necessary, will be completed as future phases advance.
- b. Zoning:

Rezoning with a Planned Development Overlay will be required for the project.
- c. FAA Height Restriction:

The site is in the AR-17 overlay district with FAA height restriction. Approvals are needed for the project from the FAA, MSP and the City of Bloomington.
- d. Site Drainage:

All storm water will be addressed with underground storage and disbursement per the requirement of the South Loop District and the MSP Zoning Ordinance.

e. Existing City Improvements:

The City has completed street and sidewalk improvements adjacent to the site on American Blvd, 28th Avenue South. and Lindau Lane. These improvements will remain in place except for locations that will be modified for new entry drives to the site or removal of existing entry drives.

f. Temporary Easements For Construction:

In Phase 1 and future phases, temporary easements and permits will be required for driveway additions or removals and utilities connections 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 previously constructed street, sidewalk and bikeway along Lindau Lane. A review of the proposed adjustments will be completed with the City regarding the Right-of-Way easements for 26th Avenue South and the potential vacation and conversion to a public street as part of the preliminary plat review.

h. Utility Easements:

- i. Existing Utility Easements are in place along 28th Avenue South, American Blvd and the west side of the 2501 American Blvd Parcel.
- ii. Some of the existing utilities easements and drainage easements internal to the site will be abandoned during the re-plating process.
- iii. The existing 15' wide NSP (Xcel) electrical easement running east to west across the center of the site (northern edge of 2600 Lindau Lane) is to remain in place.

j. Storm Water Easements:

- i. A new shared stormwater easement will be created for the southern portion of the site to accommodate the storm water collection and containment on Lot 4, from a portion of Lot 1, and a future parking garage on Lot 3.
- ii. A new shared stormwater easement will be created for the north portion of the site to accommodate the storm water collection and containment on Lot 1, from Lot 2.

k. Access Easements:

- i. A new alley easement will be created between the Phase One Lot 1, Parking Lot 3 and Phase Four Lot 2. This alley will also provide access for the NSP (Xcel) electrical easement running east to west across the site, in addition to emergency vehicle access.
- ii. A parking use agreement between the parcels is to be established, to allow for parking under all four phases of development.
- iii. A site access agreement will be established for a fire access roadway with the four parcels.

D. Proposed Project

- a. General Building Occupancy / Use: Office, Production and Assembly, Research and Development along with Logistics and Warehouse.
 - i. Phase One will include: A two level Office (one story with mezzanine) located within a single-story Production, and Logistic / Warehouse building.
 - ii. Phase Two will include: A four story Office Building and landscaped courtyard.
 - a. A at grade enclosed breeze way will connect the Phase One building and the Phase Two office building.
 - b. One half of the master plan development's parking structure will be constructed by the Bloomington Port Authority in coordination with Phase Two.
 - iii. Phase Three will include: A single-story expansion of the production facility along American Boulevard and 28th Ave South.
 - iv. Phase Four will include: A three story expansion of the Office Building.
 - a. 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 Minnesota Building Code based on the 2018 IBC.
- c. Building Areas:

Description	Phase 1	Phase 2*	Phase 3*	Phase 4*	
Year	2020	2025	2030	2035	
Logistics/ Warehouse	66,000	-	-	-	66,000 sf
Warehouse	-	-	-	60,000	60,000 sf
Production	36,000	-	43,000	-	79,000 sf
Office / Lab	38,400	-	-	-	38,400 sf
Office Building	-	144,000	-	108,000	252,000 sf
Total	140,400	144,000	43,000	168,000 sf	495,400 sf*

*values are approximate

- 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. limiting building height to 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 and 28th Ave South, 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.
- iii. An internal courtyard will be constructed and landscaped starting in Phase Two, between the Production and Logistics building and the new Office Building.

f. Exterior Architectural Design and Materials:

Phase One

- i. Walls Architectural Precast Concrete, with integral color, varied textures.
- ii. Glazing Clear vertical ribbon windows and larger glazed wall areas
- iii. Truck court Landscape and earthen berm will screen the truck court and loading docks from American Boulevard.
- iv. Screen walls Roof mechanical and electrical equipment located near the edges of the roof will be screened from view on the adjacent streets and sidewalks.
- v. Trash Trash is internal to the building. Collection will happen adjacent to the loading docks. At least one trash compactor will permanently sit outside of one of the loading dock doors, with possible addition of a second compactor in the future.
- vi. Recycling Recycling is internal to the building. Collection will happen adjacent to the loading docks.

Phase Two

- vii. Walls Building material are to be determined. Materials will be consistent with the requirements of the City of Bloomington zoning requirements, and may include architectural curtain wall, Metal Panel and Architectural Precast Concrete, with integral color, varied textures
- viii. Glazing Clear vertical ribbon windows and larger glazed wall areas
- ix. Loading Dock Landscape and earthen berm will screen the truck court / service dock from 28th Ave South.
- x. Screen walls Roof mechanical and electrical equipment located on the roof will be screen from view on the adjacent streets and sidewalks.
- xi. Trash Trash for the buildings is internal to the building. Collection will happen adjacent to the loading docks.
- xii. Recycling Recycling is internal to the building. Collection will happen adjacent to the loading docks.

Phase Three and Four:

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

g. Landscaping and Irrigation:

- i. Landscape screening of surface parking lots and truck courts.
- ii. Landscape screening fences of mechanical and electrical equipment located at grade.

h. Parking:

- i. Phase One parking will be surface lots located on the west of the Phase One

building on Lot 2. Visitor parking will be provided on the south side of the building.

- ii. Starting with Phase Two a structured parking garage will be constructed by the Bloomington Port Authority and expanded in Phase Four. A shared parking agreement between SICK and the Bloomington Port Authority will be established to document an arrangement for shared access.

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 City of Bloomington has modified 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 is required for the Technology Campus use will be part of the Planned Development Application.

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. Planned Development:

The project requires rezoning for a Planned Development. This will allow for the design flexibility needed to complete the project over the four Phases.

d. Airport Zoning:

The project site is 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 approvals have been secured; MSP and City approvals are in process.

- e. Floor Area Ratio: The Lindau Mixed Use District has FAR requirement of 0.70 to 2.0. The project will not meet this FAR requirement for Phase One. However, it is intended that the project will exceed the minimum 0.70 FAR with the completion of all phases.

- f. Parking Analysis: See plans that accompany this narrative.

- g. Traffic: A Traffic Study was performed in May of 2020 in coordination with the City of Bloomington.
- h. Stormwater Management:
 - a. Underground stormwater management will be provided in accordance with the Lower Minnesota River Water Shed District in coordination with the City of Bloomington.
 - b. Underground stormwater storage will be constructed in phases as required for 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 lighting requirements.
- j. Utilities:
 - a. Phase One, utilities will be connected from the existing services located within the American Blvd or 28th Avenue South right-of-way.
 - Water
 - Sanitary Sewer
 - Storm Sewer
 - Electrical
 - Natural Gas
 - Communication
 - b. Phase Two is anticipated to have separated utility services, these will be supplied from 28th Avenue South.
 - c. Phase Three is anticipated to be serviced from the existing utilities established in Phase One from American Blvd. or 28th Avenue South.
 - d. Phase Four is anticipated to be serviced from the existing utilities established in Phase One from American Blvd for the expansion of the warehouse. Phase Four Office building is anticipated to have separated utility services, these will be supplied from Lindau Lane.
 - e. Anticipated water usage is provided as a supplement to this document. The water usage for all phases of the project will be calculated based on the Metropolitan Councils standards. The project does not have any process water use or waste. The only water use is for domestic use. There is no water used in the production and assembly process for SICK at this location.

Additional Design Flexibility Requests

- 1. 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 and site grade and flood level conditions.
 - 1. Primary Street Setback: For the master plan the primary streets 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 the existing public plaza traffic circle located at the intersection of Lindau Lane and 28th

Avenue South.

- a. The future office building in Phase Two is being design in anticipation of the Phase Four office building and the development of public pedestrian space along Lindau Lane.
 - b. The office building in Phase Two will include the development a pedestrian public plaza with site furniture and sculpture. The building's Lindau Lane and 28th Ave South façades are to address the north and west edges of the Lindau/28th public plaza traffic circle. This will open the sight lines along the Lindau lane and 28th Ave South. This accomplishes a few important functions. First this allows for a building massing plane change between two Phase Two office building and the Phase One building. Second it provides space between the sidewalk and the building for a grade change from the office building's floor elevation and the sidewalk's elevation to address the required freeboard of the flash flood requirements. And finally, this set back provide space for electrical utility equipment needed for the Phase Two office building and 28th Ave south.
 - c. The Phase Four office building along Lindau Lane also is set back more than the maximum setbacks of for a Primary Street. The distance is to be determined as the future phases are developed.
 - d. The planed public plaza space at the intersection of Lindau Lane and 28th Avenue, is consistent with others public plazas that have been developed and plan within the South Loop District, including at the NE and SE corners of Lindau and 24th Avenue and the SE corner of Lindau Land an 28th Ave.
2. Secondary Street Setback: For the master plan along American Blvd, flexibility on the maximum setback is requested for Phase One. This flexibility will allow for the future expansion as part of Phase Three and Four, where expansion will bring the building closer to the street.
- ii. Landscape: Flexibility is requested on landscaping to allow the phasing of the project. It is desired to the landscape for the campus based on each phase rather than the entire master plan.
 1. Phase One of the project will meet the landscape requirements for Parcel A & C.
2. Platting Variance for Park Dedication: Flexibility is requested to make park dedications at each phase based on actual phased construction rather than on the initial master plan.
3. Building Materials:
 - a. The use of Architectural Precast Concrete, with integral color, varied textures is requested.
 4. Building Height:
 - b. Flexibility is requested on the required street façade height of 50'. This site has height restrictions imposed by MSP airport.