



DATE: May 31, 2022

TO: City Council

FROM: Nick Johnson, Planner

RE: Updates on Case #PL202100255 – Seagate Addition

The City Council approved Preliminary and Final Development Plans for a two-story building addition on February 14, 2022 (Case #PL202100255). The following memo is intended to provide two updates and clarifications pertaining to the off-street parking requirements for the associated building addition. The updates pertaining to parking area as follows:

- **Overall Parking Requirement** – The total parking requirement for the technology campus with consideration of the proposed building addition as documented in the February 14, 2022 staff report to the City Council was 1,558 parking spaces. The project was approved with 1,413 total parking spaces (including 170 proof of parking spaces), representing a 9.3% parking deviation from the City Code requirement for the campus. The floor plan of the Seagate campus that was used to calculate the total parking requirement included some assumptions of future occupancy and floor plan modifications to allow for a consolidation of other Seagate locations into the Bloomington campus. These underlying facility assumptions of the campus consolidation did not come to fruition. As a result, the campus floor plan was revised to reflect the true future condition following the building addition for the purposes of recalculating the parking requirement. The updated calculation utilizing the updated floor plan is attached to this staff memo, resulting in an updated parking requirement of 1,506 parking spaces. The civil site plan and proof of parking plan that were approved for the project provide a total parking supply of 1,433 parking spaces, representing a 4.8% deviation from the updated parking requirement. The purpose of this memo is to memorialize the updated parking requirement based on the revised floor plan. In addition, the true parking deviation resulting from the constructed project (4.8%) will be less than the deviation that was approved by the City Council (9.3%).
- **Proof of Parking Requirement** – Condition of Approval #14 of Case #PL2021-255 required that a proof of parking agreement be recorded by the applicant for 170 proof of parking spaces. The applicant executed and recorded a proof of parking agreement with the required amount. When completing the updated civil design for the project, the applicant decided to construct 10 of the parking stalls that were identified as proof of parking spaces. As a result, 160 proof of parking spaces remain unconstructed. The

intent of this memo is to provide clarification for future staff as to how 10 of the proof of parking spaces were constructed.

REQUIRED PARKING

BLOOMINGTON SIDE

CLEAN ROOM	142,329.67 sf	INDUSTRIAL	1/500	284.66
COMMON	28,514.94 sf	PROPORTIONATE	1/636	44.83
LAB	59,086.62 sf	INDUSTRIAL	1/500	118.17
NON-OCCUPIED	25,750.19 sf	NON-OCCUPIED		
OFFICE	145,272.01 sf	OFFICE	1/285	509.73
SUPPORT / MEP	215,439.27 sf	WAREHOUSE	1/1000	215.44
TOTAL SF	616,392.7 sf	TOTAL STALLS REQUIRED	1,173	
TOTAL BUILDING	765,692.38 sf	TOTAL LOT STALLS REQUIRED	1,506	
		90% OF LOT STALLS REQUIRED	1,356	

EDINA SIDE

CLEAN ROOM	29,961.05 sf	MANUFACTURING	1/300	99.87
COMMON	4,258.12 sf	PROPORTIONATE	1/1053	4.04
LAB	18,395.21 sf	LAB	1/500	36.79
NON-OCCUPIED	1,203.26 sf	NON-OCCUPIED		
OFFICE	32,111.93 sf	OFFICE	1/200	160.56
SUPPORT / MEP	63,370.11 sf	WAREHOUSE	1/2000	31.69
TOTAL SF	149,299.68 sf	TOTAL STALLS REQUIRED	333	

BLOOMINGTON PROPORTIONATE
COMMON AREA CALCULATION

616,392.7 total -
28,514.94 common -
25,750.19 non-occupied =
562,127.57 sf

201,416.29 industrial (total) / 562,127.57 = 0.358
145,272.01 office / 562,127.57 = 0.258
215,439.27 warehouse / 562,127.57 = 0.383

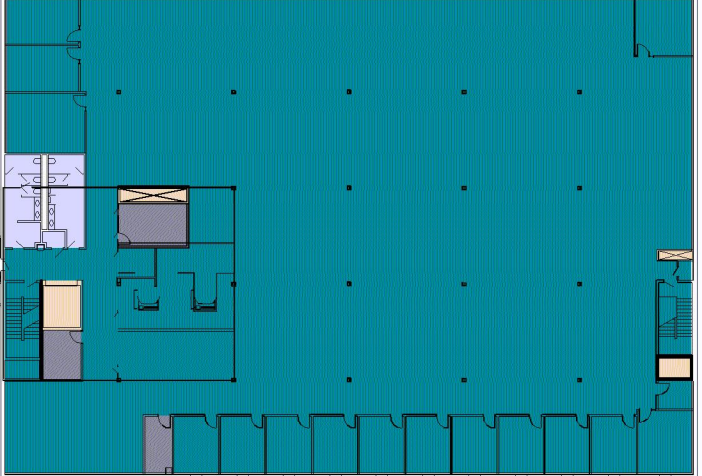
0.358 x 500 industrial ratio +
0.258 x 285 office ratio +
0.383 x 1,000 warehouse ratio =
1 per 636 sf common area ratio

EDINA PROPORTIONATE
COMMON AREA CALCULATION

149,299.68 total -
4,258.12 common -
1,203.26 non-occupied =
143,838.3 sf

29,961.05 manufacturing / 143,838.3 = 0.208
18,395.21 lab / 143,838.3 = 0.128
32,111.93 office / 143,838.3 = 0.223
63,370.11 warehouse / 143,838.3 = 0.441

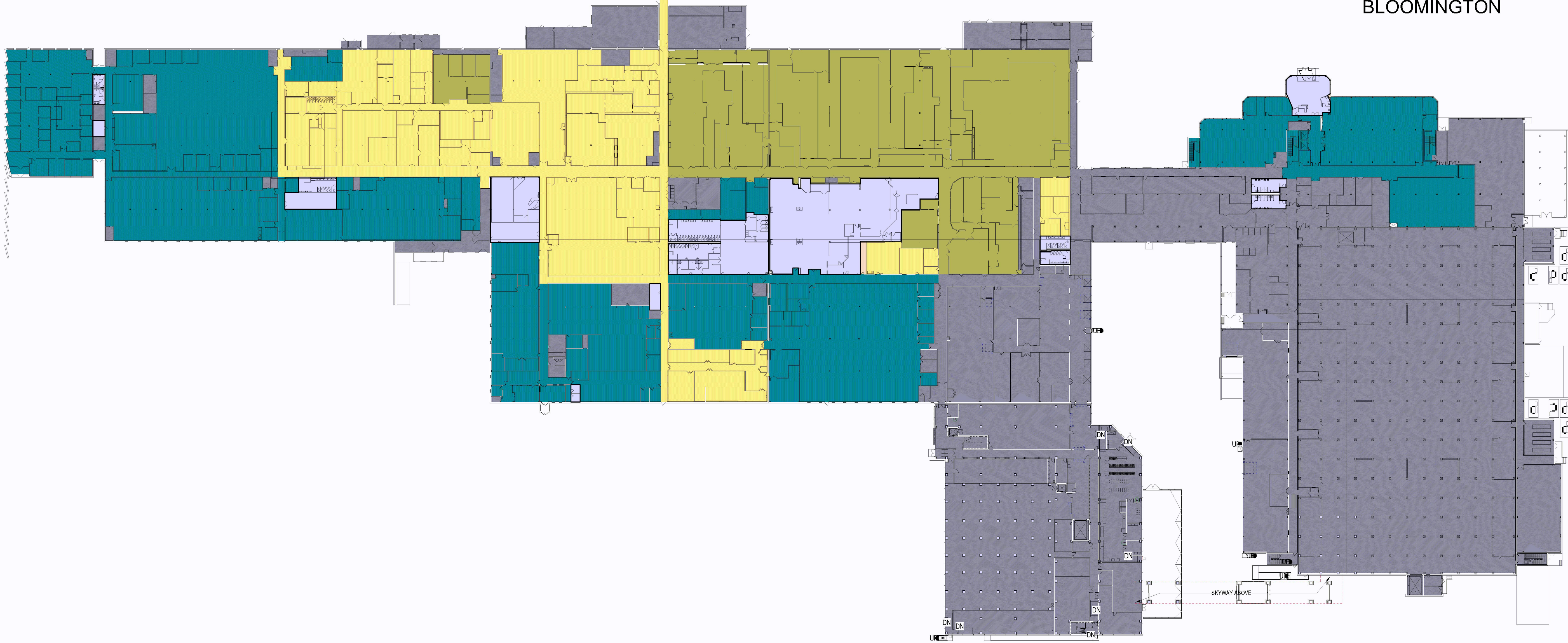
0.208 x 300 manufacturing ratio +
0.128 x 500 lab ratio +
0.223 x 200 office ratio +
0.441 x 2,000 warehouse ratio =
1 per 1,053 sf common area ratio



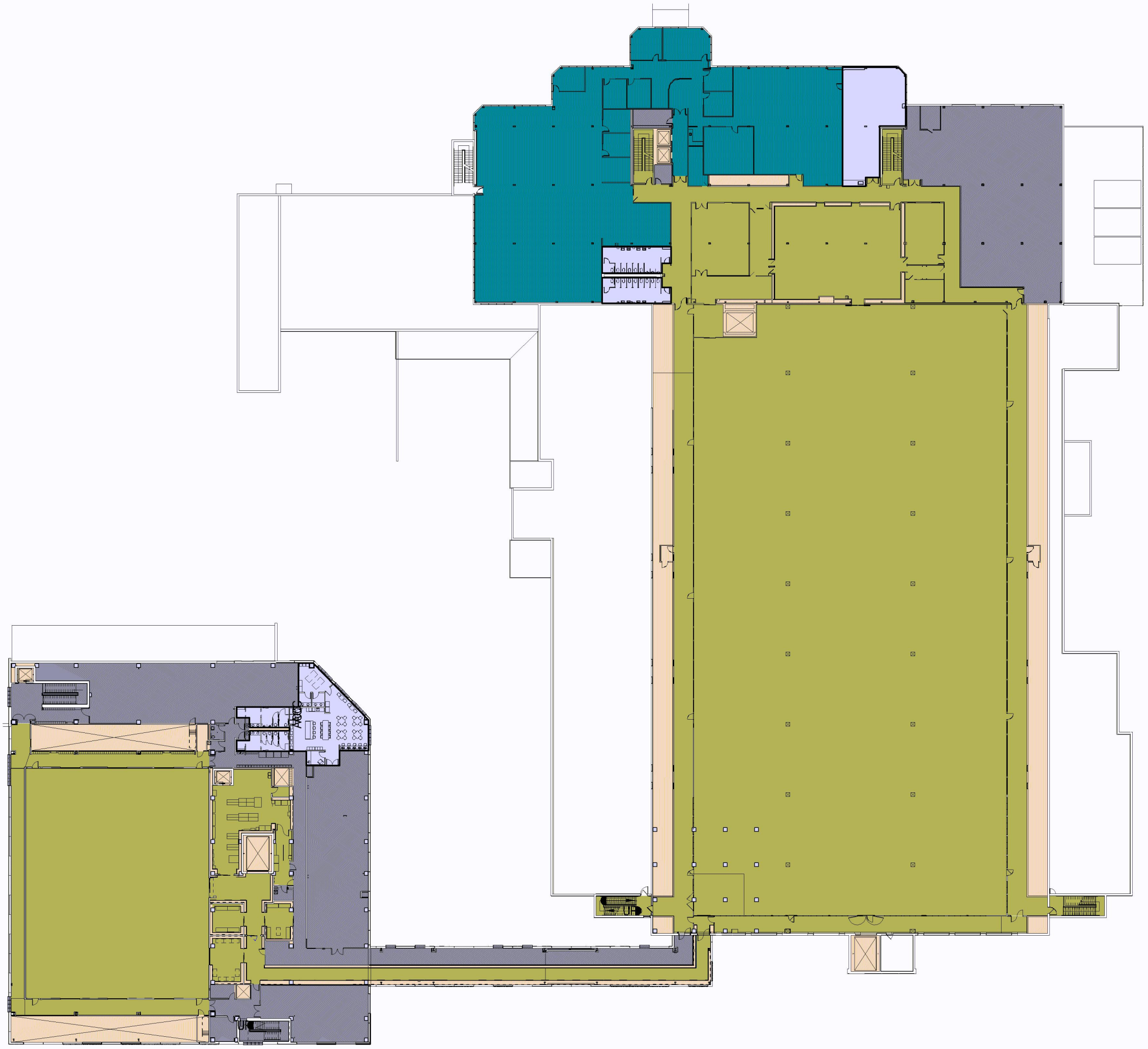
BLDG E 2ND
LEVEL
(EDINA)



BLDG J 3RD
LEVEL
(BLOOMINGTON)



FLOOR PLAN - FIRST LEVEL
1" = 50'-0"



FLOOR PLAN - SECOND & THIRD LEVELS
1" = 50'-0"