



# Development Review Committee

## Approved Minutes

Pre-Application, PL202300097  
Meeting Date: July 11, 2023  
McLeod Conference Room  
Bloomington Civic Plaza  
1800 West Old Shakopee Road

---

### Staff Present:

Brian Hansen (Eng., Chair)	952-563-4543	Jason Heitzinger (Assessing)	952-563-4512
Laura McCarthy (Fire Prev)	952-563-8965	Mike Thissen (Env. Health)	952-563-8981
Pete Miller (Fire Prev)	952-563-8967	Michael Centinario (Planning)	952-563-8921
Lance Stangohr (Fire Prev)	952-563-8969	Emily Hestbech (Planning)	952-563-4507
Kelly Beyer (Bldg & Insp)	952-563-4519	Rebecca Schindler (Port)	952-563-8927
Jordan Vennes (Utilities)	952-563-4533	Kevin Toskey (Legal)	952-563-4889

### Project Information:

Project SICK Phase 2 - FDP - 8050 Winstead Way and 8051 26th Avenue E.

Site Address 2701 AMERICAN BLVD E, BLOOMINGTON, MN 55425  
8000 26TH AVE S, BLOOMINGTON, MN 55425  
8051 26TH AVE S, BLOOMINGTON, MN 55425  
8050 WINSTEAD WAY, BLOOMINGTON, MN 55425

Plat Name SICK

Project Description Final Development Plans for Phase 2 of the SICK technology campus, an approximately 144,000 square foot office building and a parking structure, located at 8051 Winstead Way and 8051 26th Avenue E.

Application Type Final Development Plan

Staff Contact Mike Centinario - [mcentinario@BloomingtonMN.gov](mailto:mcentinario@BloomingtonMN.gov) (952) 563-8921

Applicant Contact Michael Berg - [mberg@clowberg.com](mailto:mberg@clowberg.com)

Post Application DRC YES

NOTE: To view all documents and minutes related to this review, please go to [www.blm.mn/plcase](http://www.blm.mn/plcase) and enter "PL202300097" into the search box.

**Guests Present:**

<b>Name</b>	<b>Email</b>
Eric Amel	<a href="mailto:eamel@clowberg.com">eamel@clowberg.com</a>
Eli Sankey	<a href="mailto:eli.sankey@kimley-horn.com">eli.sankey@kimley-horn.com</a>
Mike Berg	<a href="mailto:mberg@clowberg.com">mberg@clowberg.com</a>
Chad Clow	<a href="mailto:cclow@clowberg.com">cclow@clowberg.com</a>
Josh Gustafson	<a href="mailto:josh.gustafson@ancoats.com">josh.gustafson@ancoats.com</a>
David Wood	<a href="mailto:David.wood@ancoats.com">David.wood@ancoats.com</a>
Dave McGinty	<a href="mailto:Dave.mcginty@sick.com">Dave.mcginty@sick.com</a>
Taylor Linter	

**INTRODUCTION – (Mike Centinario)**

SICK is proposing to construct Phase II of its technology campus. Phase I was completed in 2022. Phase II consists of a four-story, approximately 144,000 square foot office building and a parking structure. The parking structure would provide 650 parking spaces.

**Discussion/Comments:**

**PLEASE NOTE:** Below is not a complete list of comments. Please read the comment summary and review plan mark-ups for a full list of comments.

- Jason Heitzinger (Assessing):
  - There will be a park dedication fee on Phase II of \$95,200. This includes credit for half of the previous building that used to exist on this lot. The other half of the building credit will be for Phase IV when the office is constructed directly to the west.
- Mike Thissen (Environmental Health):
  - No comment.
- Kelly Beyer (Building and Inspection):
  - Keep in contact with Bernadette.
- Laura McCarthy (Fire Prevention):
  - Comments on plans—none are different from what has been discussed in previous meetings
  - For the parking ramp—conversation to have is getting through the design stage with standpipes. There were concerns with trying to meet the code requirements.
  - There are some comments for Phase IV. There are some concerns with design and the location for fire department access.
  - Other comments are based on the fact that there will continue to be an access lane where the skyway piece is connecting.
  - Discussion with the architect on the Fire Department connection location(s) once plans are further along. . Where is the main entrance for the office building?
- Mike Berg (Applicant):
  - The southwest corner is where the main entrance is right now. It is directly adjacent to visitor parking. There is another vestibule right underneath the skyway as it comes across from Phase I. There are a couple of other loading docks and egress doors..
- Laura McCarthy (Fire Prevention):
  - Further discussion needed to determine how the skyway will be sprinklered and from which building system.

- David Wood (Applicant):
  - Would it be acceptable to relabel the Phase I building so that there isn't redundancy in door numbers?
- Laura McCarthy (Fire Prevention):
  - A meeting will be scheduled with BPD, Fire and the applicant representatives to discuss renumbering the existing building, the numbering of the new building and future phases
- Brian Hansen (Engineering):
  - As an aesthetic question—we had questions about the angle of pavers across the Lindau Lane area. Throughout the entire district we have pavers that are interspersed and are perpendicular to the curb line. Staff's thought was that as future phases develop, the private sidewalk through the future phase IV area would go away and would have strips of pavers that are not in line with the rest.
  - Pavers within the right of way need to match the color of the approved streetscape color—which is gray color.
  - The southeast corner has a lot of utility boxes—what is your intent with these boxes? There is some irrigation back there as well. Provide us with more information of how they will be relocated if that is what you are proposing.
  - Stormwater requirements need to be met. Storage on the east side of the parking ramp would cross over the property--need to identify that and make sure there are maintenance agreements in place to allow both the parking ramp and the SICK site to utilize that storage.
  - Make sure pedestrian access is maintained throughout construction sites. If there are long term sidewalk closures during construction, please have access routes identified and in place to allow pedestrian to still maneuver the site.
- Jordan Vennes (Utilities):
  - We ask that all civil plans are designed and signed by a civil engineer.
  - Some material requirements are not being met based on the utility notes. For instance, a plastic watermain is being proposed which is not allowed.
  - Some of the existing utilities do not represent what is in the ground. Tim attached as-builts available for your review.
  - Unused sanitary or water services need to be abandoned properly.
  - We do require looped water main throughout the site.
  - We did not allow standpipes in our system but maybe that's not the case from Fire's perspective.
- Laura McCarthy (Fire):
  - We need clarification regarding the utility comment about standpipes.
- Kevin Toskey (Legal):
  - No comment.
- Mike Centinario (Planning):
  - Phase I had really nice preliminary development plan graphics--we will want something similar again depicting the various phases. Final development plans for Phase II will show Phase I and Phase II. Any updates that have happened since a couple of years ago should also be represented on your graphics.
  - Seating in the amenities area at the corner of Winstead and Lindau should be called out on the plan.

- Keep in mind the FAA and Metropolitan Airports Commission Review. The City has no control over this so the timeline is unknown. You will almost certainly need to get a temporary variance for the construction crane, so start now. There are a number of steps.
- There were no specific details on the exterior materials. Will this be precast? Metal panels would be a great choice but there are certain warranty requirements.
  
- Mike Berg (Applicant):
  - It's not likely to be precast, it will be something with a lighter weight. We haven't selected final materials. We are still developing it and will have that on the final submittals.
  
- Mike Centinario (Planning):
  - Ensure there is irrigation to support street tree growth.
  - The generator is not in an ideal location from an aesthetics point of view. We will want to see how it is screened.
  
- Mike Berg (Applicant):
  - The primary electrical room is right by the generator. There will be an enclosure and we will make it as seamless as possible with the architecture of the building so that it doesn't stand out.
  
- Mike Centinario (Planning):
  - Will you be doing two separate final development submittals?
  
- Mike Berg (Applicant):
  - We wanted guidance from the City on this. This process is different with the two parallel projects.
  
- Mike Centinario (Planning):
  - Planning staff's preference is one packet so only one Planning Commission and City Council review is required.
  
- Brian Hansen (Engineering):
  - The rationale for having two is that the Port will be leading the parking structure project and SICK is leading their project. We want to keep those two separate. City staff will discuss.



# Comment Summary

**Application #:** PL2023-97

**Address:** 2701 American Blvd. E., 8051 and 8000 26<sup>th</sup> Avenue S., 8050 Winstead Way, Bloomington, MN 55425

**Request:** **Final Development Plans for Phase 2 of the SICK technology campus, an approximately 144,000 square foot office building and a parking structure, located at 8051 Winstead Way and 8051 26th Avenue E.**

**Meeting:** Pre-Application DRC - July 11, 2023

---

**NOTE: All comments are not listed below.  
Please review all plans for additional or repeated comments.**

**Building Department Review - Pre-App Contact:** Duke Johnson at [djohnson@BloomingtonMN.gov](mailto:djohnson@BloomingtonMN.gov), (952) 563-8959

- 1) SAC review by MET council will be required.
- 2) Must meet 2020 MN State Building Code
- 3) Building plans must be signed by a MN licensed architect.
- 4) Must meet 2020 MN Accessibility Code.
- 5) Provide a detailed code analysis with the plans.

**Fire Department Review - Pre-App Contact:** Laura McCarthy at [lmccarthy@BloomingtonMN.gov](mailto:lmccarthy@BloomingtonMN.gov), (952) 563-8965

- 1) Hose valves shall be provided within 130' of all areas of the garage if dry standpipe or within 200 feet if installing a wet standpipe
- 2) Standpipes requirement in all stairwells and hose valves shall be located at the floor landing
- 3) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 4) Ensure landscaping doesn't interfere with access to the parking ramp, hydrants and/or FDC.
- 5) A looped water supply feeding a single, combined water service is required for the domestic and sprinkler system water demand.
- 6) Emergency responder radio coverage meeting the requirements of appendix P in the 2020 MSFC shall be provided throughout the property and within the structures.
- 7) Sprinkler protection in the parking ramp will be required if the ramp is considered enclosed per the building code.
- 8) Maintain emergency vehicle access and circulation throughout the property.
- 9) Access shall be provided to/from all stairwells on all floors and parking levels.
- 10) Fire alarm and annunciator panels and Knox box locations to be determined by the Fire Prevention Division. This project will require multiple panels and Knox boxes.
- 11) All exterior doors that allow access to the interior of the building(s) shall be numbered in a sequential order starting with the main entrance (public entrance) as number 1 and continue in a clockwise manner.
- 12) Verify turning radius for emergency vehicles.

- 13) Emergency responder radio coverage meeting the requirements of appendix P in the 2020 MSFC shall be provided throughout the property and within the structures.
- 14) Emergency vehicle access lane to be a minimum 20' wide with 13' 6" clear height and able to support a minimum 40 tons.
- 15) Building/property shall be adequately signed for emergency response.
- 16) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.

**Public Works Review - Pre-App Contact:** Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) Consider aligning pavers along Lindau Ln & Winstead Way within the ROW perpendicular to the curb line.
- 2) Paver color in ROW should be consistent with South Loop District standard

**Construction/Infrastructure Review - Pre-App Contact:** Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) Truncated dome width should match existing crossing of Lindau Lane (10 FT)

**Water Resources Review - Pre-App Contact:** Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) Pretreatment required before discharging to infiltration system.
- 2) An erosion control bond is required.
- 3) Show erosion control BMP locations on the plan.
- 4) List erosion control maintenance notes on the plan.
- 5) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 6) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan. Include discussion of future phases and any future stormwater management improvements.
- 7) Provide a turf establishment plan.
- 8) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 9) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 10) HDPE pipe connections into all concrete structures must be made with watertight materials utilizing an A-Lok or WaterStop gasket or boot, cast-in-place rubber boot, or approved equal. Where the alignment precludes the use of the above approved watertight methods, Con Seal 231 WaterStop sealant, or approved equal will only be allowed as approved by the Engineer.

**Traffic Review - Pre-App Contact:** Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) All construction and post-construction parking and storage of equipment and materials must be on-site. Use of public streets for private construction parking, loading/unloading, and storage will not be allowed.
- 2) Sidewalk closures - any requested sidewalk closure will only be considered for a limited duration and alternative access/TPAR will be required, as approved by the City Engineer.
- 3) See considerations from 2020 Traffic Study: Align driveways along 26th Ave to minimize conflicts & offset intersections
- 4) Illustrate on plan that the clear view triangle (15' from property corner to driveway approaches) is not obstructed by landscaping or signage.

**Utility Review - Pre-App Contact:** Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) No Standpipes
- 2) 2" won't serve a fire system.
- 3) Missing all design elevations etc.
- 4) This plan must be designed and signed by a Civil Engineer.
- 5) No Plastic Watermain
- 6) Stainless Steel Only
- 7) 8' of Cover required
- 9) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.  
- Please add this note to the Plan.
- 10) A Minnesota licensed civil engineer must design and sign all civil plans.
- 11) Minnesota Pollution Control Agency (MPCA) sanitary sewer permit/review may be required. Provide a copy of MPCA approval letter or written confirmation from MPCA that no permit/approval is required.
- 12) Minnesota Department of Health (MDH) water permit/review may be required. Provide a copy of MDH approval letter or written confirmation from MDH that no permit/approval is required.
- 13) Install interior chimney seals on all sanitary sewer manholes.
- 14) Use standard short cone manholes without steps.
- 15) Use updated city standard details for driveways, utilities, erosion control, etc. found on the website at [www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division](http://www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division)
- 16) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing. Please add this note to the Plan.
- 17) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 18) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 19) Use ZINC COATED Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil V-BIO polywrap is required on all DIP.
- 20) All components of the water system, up to the water meter or fire service equipment must utilize protective internal coatings meeting current ANSI/AWWA standards for cement mortar lining or special coatings. The use of unlined or uncoated pipe is not allowed. - Please add this note to the plans.
- 21) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 22) Use schedule 40, SDR 26, or better for PVC sewer services.
- 23) No Plastic Watermain
- 24) Stainless Steel Only
- 25) 8' of Cover required
- 26) This plan must be designed and signed by a Civil Engineer.
- 27) See As-builts from Kimley Horn (in docs and images) - Utilities are different than what is shown.
- 28) 1.5" Irrigation Line and Vault
- 29) Use this Stub/Service or abandon it back at the main in the street.
- 30) This Watermain needs to be looped. Provide a second connection beyond a valve for redundancy.

**PW Admin Review - Pre-App Contact:** Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 8) Private common driveway/access easement/agreement must be provided for emergency vehicle access.
- 9) Private common utility easement/agreement must be provided for stormwater structure.

**Assessing Review - Pre-App Contact:** Emily Hestbech at chestbech@BloomingtonMN.gov,

- 1) We have calculated a park dedication fee in the amount of \$95,250 for phase 2 of this project. This amount is subject to change if the plans change prior to final approval.

**Planning Review - Pre-App Contact:** Mike Centinario at mcentinario@BloomingtonMN.gov, (952) 563-8921

- 1) Provide a preliminary development plan graphic that depicts the proposed total parking supply for Phase II as well as for subsequent phases.
- 2) The building setbacks along Lindau Lane and Winstead Way are approximately 27 and 39 feet, respectively. These setbacks are greater than the 20-foot maximum setback set forth in the LX zoning district. What is the design reason the building could not be located closer to the street?
- 3) Similar to Phase I, update the series of preliminary development plan graphics to depict Phases I-4.
- 4) Call out seating areas along the street as part of the overall amenity plan.
- 5) How will street trees be maintained? Privately maintained? And will they be irrigated? It looks like there will be no tree grates.
- 6) Update planting schedule with quantities so staff can evaluate landscaping plans against City Code requirements.
- 7) Identify the proposed exterior materials for the office building. Is the design intent to match the pre-cast concrete from Phase I or something different? If using metal panels, please provide gauge and finish warranty information. Different gauges are required for different materials and should include a minimum 30-year finish warranty.
- 8) Without a detailed floor plan staff is not able to evaluate the Phase II office building parking requirement.
- 9) Are any bike racks proposed near Phase II building entrances? If not, please incorporate.
- 10) Provide 2 photometrics sheets - initial with no light loss factor and maintained with a 0.81 light loss factor.
- 11) Use consistent site plan layers. The parking area depicted on the photometric plan is inconsistent with other sheets.
- 12) 2.0 footcandles maintained is the minimum lighting level in the parking area. Only 1.0 footcandles is required along the perimeter.
- 13) Exterior materials must meet Section 19.63.08.
- 14) A three-foot-high screen for a parking lot adjacent to all public streets (see City Code Section 21.301.15).
- 15) Show location of a bike rack and bike rack detail on the plan.
- 16) All rooftop equipment must be screened equal to the height of the equipment. (Section 21.301.18)
- 17) List the number of parking spaces required by city code and the number of spaces provided on the site plan.
- 18) Keep the FAA review and subsequent MAC variance process in mind as the project moves forward. No Hazard analyses will be required for both the building and temporary construction cranes.