

MEMORANDUM

To: Mr. Mike Centinario
Senior Planner | Planning Division
City of Bloomington
1800 West Old Shakopee Road,
Bloomington, MN 55431

From: Ryan Carlson
Kimley-Horn and Associates, Inc.

Date: June 12, 2024

Subject: IKEA - Emergency Generator Replacement Project

Project Description

Overview: Located at 8000 Ikea Way in Bloomington, IKEA's emergency generator is currently located on the elevated loading dock on the north side of the building. The replacement project replaces the existing generator and moves it off the loading dock to the surface parking lot located in the NE corner of the site. The existing building that the emergency generator services is for the IKEA retail facility.

Electrical: With the existing 750 kW generator relocated from the loading dock to ground level, the existing automatic transfer equipment shall be refed from this new location. New electrical conduits will run underground from the new generator location to new pull cabinets outside the electrical room. A temporary generator connection cabinet shall be installed to support the life safety systems. The 750 kW generator will be replaced with a 1000 kW generator. A new 1600A distribution panel will be installed to distribute to new transfer switches to add the existing kitchen and café to the existing optional standby system. All existing systems supported by the current generator shall have new automatic transfer switches installed.

Structural: A new concrete housekeeping pad for the relocation and replacement of the generator will be provided at grade. The generator pad will be enclosed by a chain link fence and a maintenance platform installed internal to the generator enclosure for maintenance access.

Parking Counts and Analysis

IKEA currently has 1,339 total parking spaces. The proposed emergency generator location would remove 6 existing standard stalls. A generator cabinet and striping for the potential of a temporary

generator would remove 2 more standard stalls directly outside the door to the mechanical room. Overall, 8 standard stalls would be removed making the proposed parking count 1,331 total spaces.

Using the City of Bloomington's City Code, section 21.301.06 is referenced for minimum stall requirements. Subsection (d) provides a table listing the minimum off-street parking requirements for various land uses. Being classified as 'Retail Sales and/or Service' and well over 100,000 square feet of gross floor area, the applicable minimum parking requirement is quoted as follows: "460 spaces plus additional 1 space per 285 square feet of gross floor area over 100,000 square feet". IKEA's as-built gross floor area is 337,064 square feet. After calculation, the minimum number of parking spaces to meet code is 1,292 spaces. Thus, this emergency generator replacement project will keep IKEA above city code requirements for parking.