



Development Review Committee

Approved Minutes

Development Application, #PL202300113

Mtg Date:

McLeod Conference Room

Bloomington Civic Plaza

1800 West Old Shakopee Road

Staff Present:

Brian Hansen (Eng., Chair)	952-563-4543	Michael Palermo (Port Auth)	952-563-8924
Laura McCarthy (Fire Prev)	952-563-8965	Kenny Niemeyer (Port Auth)	952-563-4981
Duke Johnson (Bldg & Insp)	952-563-8959	Jason Heitzinger (Assessing)	952-563-4512
Tim Kampa (Utilities)	952-563-8776	Erik Solie (Env. Health)	952-563-8978
Kevin Toskey (Legal)	952-563-4889	Mike Thissen (Env. Health)	952-563-8981
Renae Clark (Park & Rec)	952-563-8890	Glen Markegard (Planning)	952-563-8923
Deb Heile (Eng)	952-563-4628	Michael Centinario (Planning)	952-563-8921
Julie Long (Eng)	952-563-4865	Nicholas Redmond (Legal)	952-563-8781
Jordan Vennes (Utilities)	952-563-4533	Lance Stangohr (Fire Prev)	952-563-8969
		Desmond Daniels (Police)	952-563-8848

Project Information:

Project	SICK Phase 2 - FDP - 8050 Winstead Way and 8051 26th Avenue E.
Site Address	2701 AMERICAN BLVD E, BLOOMINGTON, MN 554258000 26TH AVE S, BLOOMINGTON, MN 554258051 26TH AVE S, BLOOMINGTON, MN 554258050 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
Applicant Contact	Michael Berg mberg@clowberg.com Taylor Lentner taylor.lentner@sick.com
PC (tentative)	
CC (tentative)	

NOTE: All documents and minutes related to this case can be viewed at www.blm.mn/plcase, enter the permit number, "PL202300113" into the search box.

Guests Present:

Name	Email
Eric Amel	eamel@clowberg.com
Eli Sankey	eli.sankey@kimley-horn.com
Mike Berg	mberg@clowberg.com

Chad Clow
Josh Gustafson
David Wood
Dave McGinty
Taylor Linter
Anna Nelson

cclow@clowberg.com
josh.gustafson@ancoats.com
David.wood@ancoats.com
Dave.mcginty@sick.com

Introduction:

SICK is working on Phase 2, their technology campus, in the South Loop District. It is an approximately 144,000 sq ft office building and a parking structure to support that office building. It is located at 8051 Winstead Way and 8051 26th Ave.

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.

- Renae Clark (Park and Recreation):
 - No comment
- Jason Heitzinger (Assessing):
 - We calculated a park dedication fee for this project of \$95,250 which includes a credit from the building that used to reside on this property. This includes credit given for ½ of the previous almost 80,000 square foot building on the south 2 parcels. The remaining credit for that building will be given during phase 4 of the project.
- Mike Thissen (Environmental Health):
 - No comment
- Duke Johnson (Building and Inspection):
 - We're well on our way with our code review for this project.
- Laura McCarthy (Fire Prevention):
 - Several comments have been added to the plan. There is nothing new from what we have discussed in previous meetings. If you have any questions, let us know.
- Desmond Daniels (Police):
 - No Comment
- Brian Hansen (Engineering):
 - We have already discussed most of my comments but will highlight a few.
 - Truncated domes are not required at commercial entrances, driveways, or parking lots. If they are installed, this should remain consistent around the entire property.
 - Regarding sidewalk closures during construction, make sure you provide adequate access for pedestrians through the district (and anywhere in the city), especially because of long term phasing. 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.
 - Be sure to have an agreement for the skyway encroachment connection over public easements. We want to have that documented before we provide a Certificate of Occupancy.

- Your stormwater report was attached so we'll review that with the permit application to make sure it meets our surface water requirements.
- One more note about southeast corner regarding the utility easement being relocated. Is that the Utility boxes or the actual utilities? We have some public utilities in the area, so we need more information about what you're proposing since we have an irrigation system there etc. We are open to ideas.
- Tim Kampa (Utilities):
 - Be sure the parking ramp is not getting storm water into your floor drains. Make sure that your storm water from ramp floor drains is not directed to the sanitary sewer as you don't want to overwhelm your own sanitary sewer.
 - In the ramp plan on the west side, you are hooking a 2" service into an 8" water service line. You could abandon it back at the main tap and tap a new 2" water service. Or install a hydrant on the service and tap the new 2" service on the 8" portion of the line so you don't have to go into the road to do the abandonment. Or you could come up with another creative solution.
 - We have a bunch of pipe crossings so call out the pipe crossing elevations to assure there is the required 18" of separation. You're showing valves but they aren't called out.
 - There is a loop being built off of Lindau Lane. You're showing it as a 6" now and I think you intend to use it for a future service. It should be 8" to accommodate fire and domestic service in the future. This changes the size of the tee.
 - Locate and protect existing irrigation meter, manhole, and sprinkler lines in the SE corner of the building.
 - The other notes on the plan are to clear up the updates to our code. For example, V-Bio Polywrap is needed. And any taps in city are done by city forces instead of the contractor.
 - I'd also like you to bring the sewer service into the big trunk line at a higher elevation, so it'll flow better and there's no back up.
 - Call with questions.
- Kate Ebert (Public Health):
 - Absent
- Kevin Toskey (Legal):
 - No comment
- Mike Centinario (Planning):
 - There are plenty of comments in the summary and most are not new information for the applicants.
 - The heavy lifting in terms of entitlements was completed with Phase I. The City Council has preliminarily already approved Phase II. You are seeking final development plan approval.
 - Exterior materials must meet Section 19.63.08. Glass is a permitted exterior material. Please provide specification information for the metal panels. Ensure there is a minimum 30-year finish warranty.
 - Please engage with the FAA and MAC on the relevant No Hazard Determination and temporary variance processes. Don't delay as this can hold up projects.
 - We have signage allowances, but the signage depicted on the south elevation exceeds those allowances. Approximately 460 square feet is permitted and over 500 square feet of signage is shown. Based on the building elevation, the maximum allowance for a channel letter-style sign is 462 square feet. Please adjust the signs accordingly. Also, one of your signs may create confusion about the main entrance.
 - The applicant asked about applying a graphic on the glass and if that is still considered a sign.

- Yes, but there might be allowances if it is inside the building. It could be on the wall on the inside of the building, about 10 feet inside, and not be considered signage.
- There are design standards for our mixed-use zoning districts. This site is zoned LX Lindau Mixed use. There is a transparency requirement between 2 and 10 feet above elevation. If there is a sign on the glass it can't be counted to meet the standard. The requirement is 50% of primary elevation which in this case is south facing. We have a highly transparent south elevation so I suspect you meet it but I don't have a number to say for sure. On the east we have a 25% transparency requirement and I suspect you're a little low. I need to know for sure so I can call it out for City Council consideration.
- Regarding your parking supply, between surface parking, structure parking, and guest parking, you are close to meeting the baseline code requirement therefore it looks like you have ample parking. No one wants parking that sits empty. A Phase 4 parking structure may not need as many stalls.

APPLICANT QUESTIONS:

- What is the transparency on the south façade?
 - 50% between 2 and 10 feet above grade.
- Are you looking for opaque vs transparent?
 - We're looking for transparency for activity along Lindau Ln so you can see inside the building.
- Regarding rooftop equipment screening and sight lines, making sure equipment is not visible from nearby streets. Are there particular vantage points that are critical where we could pull some sight lines?
 - We are interested in adjacent streets.
 - 494 is slightly elevated so you don't need to worry about the view from that side.
 - Consider pulling sight lines from the sidewalk from the other side of street.
 - Kevin Toskey read the code language to the group.
- Brian Hansen (Engineering) asked about storm water structures in relation to the Xcel duct line running along the north side of the site? Did conversations with Xcel take place?
 - The applicant said they did reach out and generally it was positive.
- M. Centinario talked about the next step.
 - Planning Commission Aug 31
 - City Council is considering a meeting September 18 instead of September 11.
 - Josh said as long as they can submit a permit it is ok.
 - Intend to start grading activity on October 1.
 - M. Centinario said they could apply for grading permit sooner to get started and to allow review of erosion control measures.
 - Brian Hansen said the more time the better.
 - The plans will be done and ready by the 1st of September.



Comment Summary

Application #: PL2023-113

Address: 8050 Winstead Way, 2701 American Blvd. E., 8000 26th Avenue S., 8051 26th Avenue S., Bloomington, MN

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: Post Application DRC - August 08, 2023
Planning Commission - August 31, 2023
City Council (tentative) - September 11, 2023

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

Building Department Review Contact: Duke Johnson at djohnson@BloomingtonMN.gov, (952) 563-8959

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

Fire Department Review Contact: Laura McCarthy at lmccarthy@BloomingtonMN.gov, (952) 563-8965

- 1) Enclosed parking ramp will require sprinkler protection.
- 2) Hose valves shall be provided throughout the lower level of the parking garage within 130' of all areas of the garage if dry standpipe or within 200 feet if installing a wet standpipe
- 3) Emergency responder radio coverage meeting the requirements of appendix P in the 2020 MSFC shall be provided throughout the property and within the structures.
- 4) Access shall be provided to/from all stairwells on all floors and parking levels.
- 5) 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.
- 6) Standpipe coverage/hose valves shall be located in stairwells and within 200' of all areas.
- 7) Ensure landscaping doesn't interfere with access to the building, hydrants and/or FDC.
- 8) 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.
- 9) A looped water supply feeding a single, combined water service is required for the domestic and sprinkler system water demand.
- 10) Standpipes requirement in all stairwells and hose valves shall be located at the floor landing.
- 11) Building/property shall be adequately signed for emergency response.
- 12) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 13) All emergency egress lanes shall be free and clear of obstructions. Any security measures shall be approved by the fire prevention team prior to installation including opticom activation and Knox keys.
- 14) Minimum 13' 6" clearance from all overhead obstructions above emergency access lanes.

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

- 1) Truncated domes are not required at commercial entrances or parking lots. If they are installed, this should remain consistent around the entire property.

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

- 1) Make sure that no storm water from ramp floor drains is directed to the sanitary sewer.
- 2) This is an existing 8" water service. Abandon it back at the main and tap a new 2" water service. Or install a hydrant on the service and tap the new 2" service on the 8" portion of the line.
- 3) Call out the pipe crossing elevations to assure the required 18" of separation.
- 4) Call out new 8" valve for testing.
- 5) Call out new 8" valve for testing.
- 6) Use 8" Watermain
- 7) 8"x6" tee needed
- 8) Locate and protect Existing Irrigation Meter MH and Sprinkler lines.
- 9) Call out new 8" valve for testing.
- 10) to provide required 18" of separation.
- 11) V-Bio Polywrap
- 12) Make service invert 2' above the floor of the MH.
- 13) Reduce slope based on note below.
- 14) See note 23 Tap to be done by City Forces.

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

- 3) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 4) Provide trip generation numbers for the site using ITE Trip Generation Standards.
- 5) 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.
- 6) 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.

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

- 1) obtain sidewalk/bikeway easement after transfer of property.
- 2) Grant either public easement or easement agreement with utility companies.
- 3) Agreement for skyway encroachment over public easements.
- 4) Private common utility easement/agreement must be provided for shared storm water facilities.
- 5) Private common driveway/access easement/agreement must be provided.

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

- 1) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 2) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 3) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan with permit submittal. Clearly outline what is being proposed with each successive phase and how site meets stormwater rules.
- 4) An erosion control bond is required.

- 5) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 6) List erosion control maintenance notes on the plan.
- 7) Show erosion control BMP locations on the plan.
- 8) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.

Assessing Review Contact: Emily Hestbech at ehestbech@BloomingtonMN.gov,

- 1) Park dedication fees have been calculated in the amount of \$95,250. This includes credit given for ½ of the previous 79,320 SF building on the south 2 parcels. The remaining credit for that building will be given during phase 4 of the project.

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

- 1) The proposed office and parking structure development represents Phase II of the SICK technology campus. The development is consistent with the previously approved preliminary development plan. The necessary entitlement is for final development plan approval.
- 2) Exterior materials must meet Section 19.63.08. Glass is a permitted exterior material. Please provide specification information for the metal panels. Ensure there is a minimum 30-year finish warranty.
- 3) All rooftop equipment must be screened equal to the height of the equipment. (Section 21.301.18)
- 4) Interior trash and recycling must be provided (see City Code Section 21.301.17).
- 5) Maximum allowable height is determined by the Airport Zoning Ordinance. While the building height is within the allowances, temporary construction cranes are also subject to height limits. Please engage with the FAA and MAC on the relevant No Hazard Determination and temporary variance processes.
- 6) Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 1.5 footcandles is required on the parking surface (which may be reduced to 0.75 foot-candles for the outer perimeter of the parking lot). Structured parking has a higher requirement - 3.0 footcandles for the parking surface and 1.5 footcandles along the perimeter.
- 7) The landscaping plan must be approved by the Planning Manager and a performance bond provided. The bond the City is currently holding is for Phase 1. The total developable area for Phase 2 is 245,034 square feet. This leads to a parking requirement of 245 shrubs and 98 trees.
- 8) The total proposed tree count between the office building and the parking structure is 187.

The total shrub count is well over 600, not including grasses.

The proposed landscaping exceeds City Code requirements.

- 9) Relocate or add a tree to the guest parking area parking island. Each parking island must include a deciduous tree.
- 10) The south elevation depicts over 500 square feet of signage. Based on the building elevation, the maximum allowance for a channel letter-style sign is 462 square feet. Please adjust the signs accordingly.
- 11) The total parking requirement for Phases 1 and 2 is 844 stalls. Between the structured, surface, and guest parking, 787 stalls are proposed, which represents only a 6.8 percent reduction.

Sixty-five stalls are described as "proof of parking." Are these stalls located in the northwest corner of the site? Please include those proof of parking stalls within the PDP drawings.

- 12) Provide at least 2 footcandles maintained in the guest parking area.