

GENERAL INFORMATION

Applicant:	SICK Product & Competence Center Americas, LLC (applicant) City of Bloomington (owner)
Location:	8050 Winstead Way, 2701 American Blvd. E., 8000 and 8051 26 th Avenue S.
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.
Existing Land Use and Zoning:	Technology campus and vacant land; LX(PD)(AR-17) Lindau Mixed Use (Planned Development)(Airport Runway AR-17)
Surrounding Land Use and Zoning:	North – Vacant; zoned C-4(AR-17) South – Office and financial institution; zoned LX(AR-17) East – Hotel and transit parking; zoned LX(PD)(AR-17); West – Hotels; zoned LX(AR-17) and LX(PD)(AR-17)
Comprehensive Plan Designation:	Lindau Mixed Use

HISTORY

City Council Action:	05/03/2021 – Rezoned 2501 and 2701 American Boulevard E. and 2600 Lindau Lane from LX Lindau Mixed Use to LX(PD) Lindau Mixed Use (Planned Development); approved preliminary development plans for a multi-phase technology campus, approved; approved final development plans for Phase I of the technology campus; approved a preliminary and final plat to adjust property boundaries; approved a platting variance to defer park dedication for future development phases; and approved a conditional use permit for a technology campus (Case PL2021-44).
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CHRONOLOGY

Planning Commission	08/31/2023 – Recommended City Council approval of the final development plans.
City Council	9/18/2023 – Review scheduled (Consent Agenda)

DEADLINE FOR AGENCY ACTION

Application Date:	07/25/2023
60 Days:	09/23/2023
120 Days:	11/22/2023
Applicable Deadline:	09/23/2023
Newspaper Notification:	Confirmed – (08/17/2023 Sun Current – 10-day notice)
Direct Mail Notification:	Confirmed – (500 buffer – 10-day notice)

STAFF CONTACT

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PROPOSAL

SICK Product & Competence Center Americas, LLC (SICK) is seeking approval for Phase II of their technology campus. The SICK technology campus is a four-phase development consisting of office, warehouse, research and development, and production spaces. Phase I was approved in 2021 and is complete. Phase II would be an approximately 144,000 square foot, four-story office building on the northwest corner of Lindau Lane and Winstead Way. A small guest parking lot would be located along Lindau Lane but a 555-stall parking structure on the lot immediately to the west would provide the majority of parking supply.

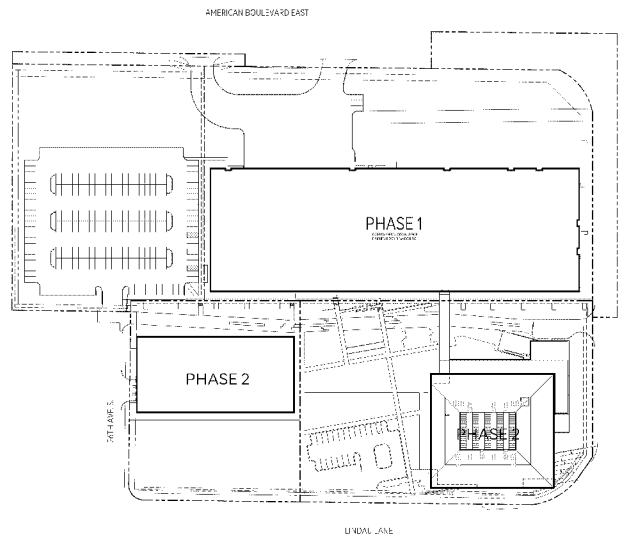
As part of the 2021 review, the City Council approved a preliminary development plan (PDP) for SICK's phased development along with a platting variance to defer park dedication, a preliminary and final plat, and a conditional use permit (CUP) for a technology campus. Phase II aligns with the approved PDP so a major PDP revision is unnecessary. Phase II requires final development plan (FDP) approval. If approved, SICK intends to begin site work this year with major construction commencing in 2024.

ANALYSIS

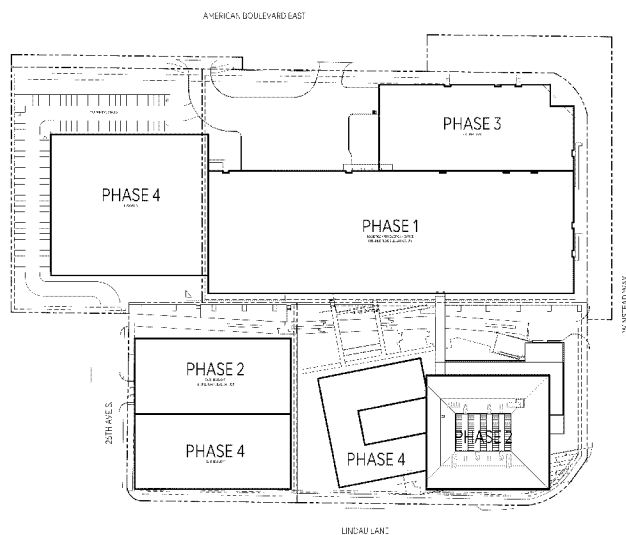
Land Use

A technology campus is a conditional use in the LX Lindau Mixed Use zoning district. Phase II is consistent with the PDP, which was incorporated into the conditional use permit approval. A modification to the previously approved CUP is not necessary. Graphic 1 below depicts the proposed phase along with the recently completed Phase I. Graphic 2 depicts the four-phase technology campus.

Graphic 1: SICK Technology Campus Phases I and II



Graphic 2: SICK Technology Campus Full Buildout



Code Compliance

The proposed development is consistent with a majority of City Code requirements and development flexibility previously approved by the City Council. Table 1 provides a Code analysis of Phase II's compliance with City Code.

Table 1: City Code Analysis – SICK Technology Campus Phase II

Standard	Code Requirement	Proposed	Compliance
Site Area – minimum	N/A	245,034 sq. ft.	Yes
Minimum lot width	250 ft.	~700 feet	Yes
Minimum building floor area – Phases I and 2	10,000 sq. ft.	289,400 sq. ft.	Yes
Minimum building floor area – full buildout	10,000 sq. ft.	500,400 sq. ft.	Yes
Floor area ratio – Phase II	0.7 Min	0.48	Yes – development flexibility (0.46) previously approved by City Council
Floor area ratio – full buildout	0.7 Min	0.83	Yes
Parking islands	8 feet minimum width with one tree or more	Trees proposed in all islands at a minimum 8 feet width	Minor revision required – width compliant with one tree to be relocated
Drive aisles	24 feet minimum width for 90-degree parking; Institute for Transportation Engineers (ITE) standard for areas that are not 90-degree angle	24 for 90-degree parking and 20 feet for angled and parallel parking	Yes
Trees – minimum (Phase II)	101 trees	132 trees	Yes
Shrubs – minimum (Phase II)	253 shrubs	681 shrubs	Yes
Trash collection and storage	Interior with interior access	Trash would be located within the building and accessed from doors on the east side of the building	Yes
Sidewalks	8 foot minimum along American Blvd. and 28 th Ave.	8 foot minimum along American Blvd. and 28 th Ave.	Yes
Façade transparency – primary street (Lindau Lane)	50 percent transparency	70 percent	Yes

Standard	Code Requirement	Proposed	Compliance
Facade transparency – secondary street (Winstead Way)	25 percent transparency	26 percent	Yes
Building articulation	Wall projections or recesses of three or more-foot depth for every 100 linear feet of facade	Wall recesses along street facing elevations	Yes

Building Design

Phase II would add modern architecture and land use intensity to the South Loop District. The building is proposed to be a combination of glass and metal panels. Graphic 3 below is a rendering of the east building elevation and depicts the building’s relationship to the sidewalk and street.

Graphic 3: SICK Phase II Rendering – East Building Elevation*



*This rendering depicts a roof sign. City Code prohibits roof signs.

The City’s LX zoning district is a “mixed use district,” which entails additional design standards. Building transparency between two and ten feet above grade is one of those standards. Essentially, the City Code requires significant first floor transparency to add street-level visual interest and activity. A primary street, in this case Lindau Lane, must have at least 50 percent first floor transparency. The proposed first level exceeds the City Code requirement with 70 percent transparency between two and 10 feet. However, the elevation depicts a large building sign on the south elevation. A sign installed outside of the transparent materials would negate that area being considered transparent. An alternative discussed with the applicant would be to install text inside the building on an internal wall. This option would not be considered a sign and would not block transparent exterior material along Lindau Lane. Additionally, the total on-building signage area exceeds City Code allowances.

A secondary street, Winstead Way, is required to have at least 25 percent transparency. The secondary building elevation is slightly above the Code requirement with 26 percent transparent material. While only slightly above the Code requirement, the building would contribute to a positive pedestrian scale environment for several reasons:

1. SICK proposes a public plaza with extensive landscaping and public seating between the east building elevation and the street. An infiltration system is also proposed that will add significant visual interest to the Winstead Way pedestrian realm;
2. The south building elevation exceeds the Code requirement. Lindau Lane is the priority for incorporating transparency. The first level of the south elevation will have a substantial visual presence and contribute to the urban character of the South Loop District; and
3. There are no transparency requirements for non-street facing building elevations. That said, the proposed building includes transparency on all elevations and includes a glass skywalk between Phases I and II that doesn't "count" towards transparency requirements.

Landscaping, Screening, and Lighting

To minimize the number of trees and shrubs that would have to be removed to make way for future phases, much of the proposed landscaping is along street frontages and areas where future buildings are not proposed. The landscaping plan exceeds City Code requirements and incorporates native vegetation areas in the large green spaces held for future phases.

Initial and maintained photometric plans have been submitted and depict Code-complying lighting levels for parking lot surfaces and entrance areas. City Code requires a minimum of 1.5 foot-candles for the majority of parking surfaces and 7.0 foot-candles at primary entrances. For future phases, photometric plans would be needed for the parking structure, which has higher minimum lighting levels.

Access, Circulation, and Parking

Access and circulation would continue to use existing access points along American Blvd. E., Winstead Way, and an existing curb cut along Lindau Lane. The existing Winstead Way access, which currently serves as guest parking, would become a fire access lane, and serve as the primary delivery point for the office building. New access along 26th Avenue S. would serve the 555-stall parking structure. Ultimately, a second phase of structured parking would be added with Phase IV and would be designed to supply the parking needs at that time. Table II below identifies Code requirement parking and the proposed supply. Staff believes more than adequate parking is proposed to serve Phases I and II. If the 65 proof of parking stalls located in the northwest corner of the site are not constructed, the 782 proposed stalls represent a 7.7 percent reduction from City Code. Given the site's location in the South Loop District and transit access, staff has no concerns regarding the parking supply.

Table 2: Parking Analysis – Phases I and II

Sick Technology Campus – Phase 1			
Use category	Floor Area (sq. ft.)	Parking Standard	Requirement
Office	177,650	1 stall per 285 sq. ft.	623
Production	36,000	1 stall per 500 sq. ft.	72
Warehouse/logistics	66,000	1 stall per 1,000 sq. ft.	66
Conference facilities	9,750	1/3 occupancy (300)	100
Totals	289,400		847 stalls
Proposed Supply (w/Proof of Parking – 65 stalls)			852 stalls

Stormwater Management

Stormwater will be managed to meet the City's and Lower Minnesota River Watershed District's requirements for stormwater rate control (quantity), stormwater quality and volume.

The Stormwater Management plan calculations and narrative have been reviewed and appear to meet the requirements in the City of Bloomington Comprehensive Surface Water Management Plan. Staff has encouraged the applicant to consider the future phases of the planned development when locating stormwater infrastructure to minimize any conflicts along with maximizing the capacity of any systems to help provide treatment for future phases. A maintenance plan has not yet been provided and must be signed and filed at Hennepin County.

Utilities:

The subject property is served by City sanitary sewer and water service. The City Engineer must approve utility Plans prior to issuing grading or other building permits. Sanitary sewer to service the office building site is proposed to be provided via a connection to the City sewer line located within Winstead Way. Sanitary sewer to service the parking ramp site is proposed to be provided via a connection to the City sewer line located within 26th Avenue. Based on the applicant's estimated peak hour wastewater flows, there is sufficient City sanitary sewer network capacity to handle the increased flows from the proposed development.

A looped watermain for the office building is proposed via the watermain that runs along the site's east side, within the Winstead Way right-of-way. A combined domestic/fire service connection to the building will be required as is proposed along the east side of the building. Finally, the proposed building must have adequate fire hydrant coverage.

Traffic Analysis

The site is served by American Boulevard East to the north, Winstead Way to the east, Lindau Lanen to the south and 26th Avenue to west. The site is in proximity and has convenient access to both I-494 and T.H. 77. As part of the development of Phase I, a traffic study was performed by SRF Consulting (2021) to look at the traffic impacts of the proposed development. The South Loop

Roadway Infrastructure Improvement Study (2018) and Mall of America Phase 2B Waterpark Development Traffic Study (2020) were also completed by SRF Consulting and information from both were used in the SICK traffic study.

The 2021 traffic study provided recommendations to improve operations and safety for both motorized and non-motorized users. These recommendations included but weren't limited to the location of driveways, median modifications on American Boulevard East and building placement to allow for adequate sight distance at intersections.

The study concluded that with the implementation of the recommendations of the traffic study and the improvements already identified in the Bloomington CIP the intersections studied are expected to operate acceptably into 2040 with the full build scenario for the proposed development.

The submitted plans implemented recommendations from the traffic study, because of this no significant impacts to the adjacent traffic patterns due to this building addition have been identified.

Transit and Transportation Demand Management (TDM)

This redevelopment will require a Tier 1 TDM plan per Section 21.301.09(b)(2) of the City Code. In addition to the TDM plan an agreement and financial guarantee must also be provided. These items would be required to be submitted for review and approval prior to the issuance of Certificate of Occupancy (C/O) for the office building. Staff is recommending a condition memorializing this requirement.

Fire Prevention and Public Safety

The access and circulation design must meet or exceed the minimum fire prevention standards and be maintained according to the approved plan, including a surface to provide all-weather driving capabilities. Apparatus access roads shall be asphalt or concrete and support a minimum of 80,000 pounds. The applicant provides an emergency vehicle access road on the north side of phase II, including the office and parking structures. Circulation will be reviewed with each phase to ensure compliance throughout the campus.

The building must be addressed plainly and visible from the street or road using numbers contrasting with the background. The numbers must be at least four inches, be Arabic numbers or alphabetic letters with a minimum stroke width of 0.5 inches. The applicant shall ensure the proposed landscaping plans don't interfere with access to the building.

Knox boxes and annunciator panels will be required at the main entrances and other areas as designated by the Fire Prevention Division.

The applicant shall provide an adequate water supply with a hydrant within 50 feet of the fire department connections and within 150 feet of any exterior walls. A looped water supply feeding a

single, combined water service into the building is required for the domestic and sprinkler system water demand. The Utilities and Fire Prevention Divisions will approve hydrants locations.

Provide emergency responder radio coverage throughout the complex and in all structures per the requirements of Appendix P in the 2020 Minnesota State Fire Code.

Ensure the proposed landscaping does not interfere with access to the building and egress components.

The Fire Marshal shall review any changes made to the current plans, including building location, access roads, water supply, and addressing, to ensure continued compliance with the fire code.

Status of Enforcement Orders

There are no open enforcement orders for the property.

FINDINGS

Required Final Development Plan Findings – Section 21.501.03(e)(1-7)

Required Finding	Finding Outcome/Discussion
(1) The proposed use is not in conflict with the Comprehensive Plan	Finding made – No conflict exists between the proposed development and the Comprehensive Plan. Phase II of the SICK technology campus is consistent with the Comprehensive Plan’s Lindau Mixed Use designation.
(2) The proposed use is not in conflict with any adopted District Plan for the area	Finding made – The proposed development is consistent with the South Loop District’s vision for dense development that takes advantage and supports nearby transit options.
(3) The proposed development is not in conflict with the approved preliminary development plan for the site	Finding made – The final development plan is consistent with Phase II of the preliminary development plan.
(4) All deviations from City Code requirements are in the public interest and within the parameters allowed under the Planned Development Overlay Zoning District or have previously received variance approval	Finding made – The deviations from City Code have been previously approved and would facilitate a development that would bring greater land use intensity and employment diversity into the South Loop District. The deviations would not have an adverse impact on the surrounding neighborhood and are in the public interest.
(5) The proposed development is of sufficient size, composition, and arrangement that its construction, marketing, and operation is feasible as	Finding made – The planned development’s Phase II is not dependent on subsequent phases.

a complete unit without dependence upon any subsequent unit	
(6) The proposed development will not create an excessive burden on parks, schools, streets, and other public facilities and utilities which serve or are proposed to serve the planned development; and	Finding made – Given the size and characteristics of the proposed development, an excessive burden is not anticipated on parks, schools, streets, the sanitary sewer system, or the water system once planned sanitary sewer improvements are completed in the area.
(7) The proposed development will not be injurious to the surrounding neighborhood or otherwise harm the public health, safety and welfare	Finding made – The proposed development is not anticipated to be injurious to the surrounding neighborhood or otherwise harm the public health, safety, and welfare. The development must meet stormwater requirements and the building design, building heights, and site circulation are consistent with technology and production uses within the South Loop District and City of Bloomington.

RECOMMENDATION

The Planning Commission and staff recommend City Council approval using the following motion:

Motion by _____, second by _____, to approve Final Development Plans for Phase II of the SICK technology campus, a four-story office building and parking structure at 8050 Winstead Way and 8051 26th Avenue S., subject to the conditions and Code requirements attached to the staff report.