

Case File No. 15-0023

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180





Building for the Future

Infinite Campus plans to double the size of its corporate headquarters in Blaine. This expansion allows it to increase its high tech workforce from 400 to well over 800 employees. The proposal adds an eight story tower, connecting auditorium and parking structure to its current 110,000 sq. ft. building located south of Loch Ness Park.



A Local Company with National Impact

Founded in 1993 at the Centennial School District, Infinite Campus is the largest American-owned student information system (SIS). It manages student data for 1 in 6 K12 students across the country attending 2,000 school districts in 43 states. Educators throughout the nation travel to Blaine for user conferences, training sessions and sales events.

High Tech Workforce

Infinite Campus moved its headquarters to Blaine seven years ago and has created 400 high tech jobs with an average salary of \$81,000. One third of its employees live in Anoka County. Infinite Campus employs software engineers, product analysts, quality assurance engineers, project managers, customer support representatives, trainers, graphic artists, network engineers and a wide variety of administrative support personnel.

Community Service

Infinite Campus and its employees support the local community through numerous philanthropic endeavors. Programs like Bundles of Love, Feed My Starving Children, Instruments in the Cloud, Habitat for Humanity and institutions like the Centennial School District, the American Red Cross and Mercy & Unity Hospitals Foundation have been direct beneficiaries of Infinite Campus giving. More than \$500K has been donated to various causes by Infinite Campus since moving to Blaine.

The Project

Infinite Campus broke ground on its current building (a.k.a. the 'Mothership') in October 2007 and moved in less than a year later. Having been designed to hold 450 employees, the Mothership will soon reach its capacity as the company continues to grow beyond its current 400 workers.

The company has chosen to expand at its current site as opposed to adding another location or moving to a new site completely. The advantages of keeping the company together are numerous, including access to shared resources and cross-team collaboration. The challenge is to provide enough office and parking space for all the new employees while maintaining the look and feel that makes this office complex unique.

Mothership

The existing 110,000 sq. ft. building is modeled after the Starship Enterprise with two wings spreading out from a central circular rotunda. The east wing has a western theme with pine and birch trees lining its central corridor leading to a 36 ft. rock climbing wall. The west wing has an eastern theme with bamboo, bonsai and flowering cherry trees lining its central walkway featuring a 50 ft. koi pond. The circular rotunda contains numerous meeting rooms and an on-site restaurant where free meals are provided to employees and guests.

Tower

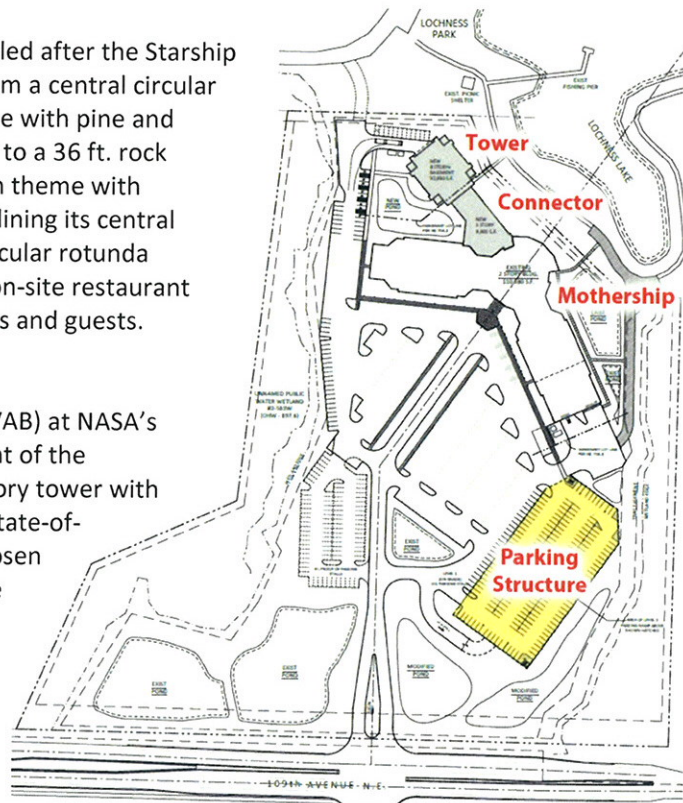
Inspired by the Vehicle Assembly Building (VAB) at NASA's Kennedy Space Center, the office component of the expansion project is a 90,000 sq. ft. eight-story tower with a reinforced concrete basement housing a state-of-the-art data center. A tower design was chosen to maximize use of the available space while allowing for aesthetically pleasing landscaping. As one of the tallest occupied structures in the north metro, the tower will provide spectacular views of the surrounding area.

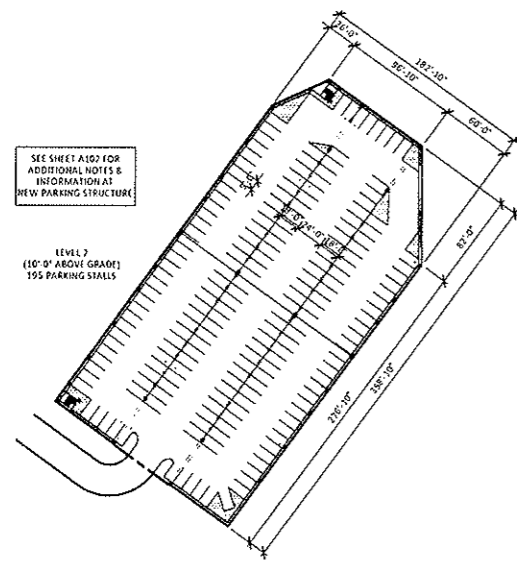
Connector

Connecting the Mothership and Tower is a 10,000 sq. ft. two-story auditorium. The auditorium will provide expanded seating for the restaurant and serve as special event meeting space for up to 800 people. With unobstructed views of both Loch Ness Lake and a pond with fountains, the connector will be a great place to for employees and guests to congregate.

Parking Structure

With limited upland available, there is not enough area for surface parking to serve the proposed office expansion. Expanding the current lot and covering a large section with a concrete parking deck will provide plenty of spaces for employees and guests.





2 PARKING RAMP - UPPER LEVEL
A100 1" = 60'-0"

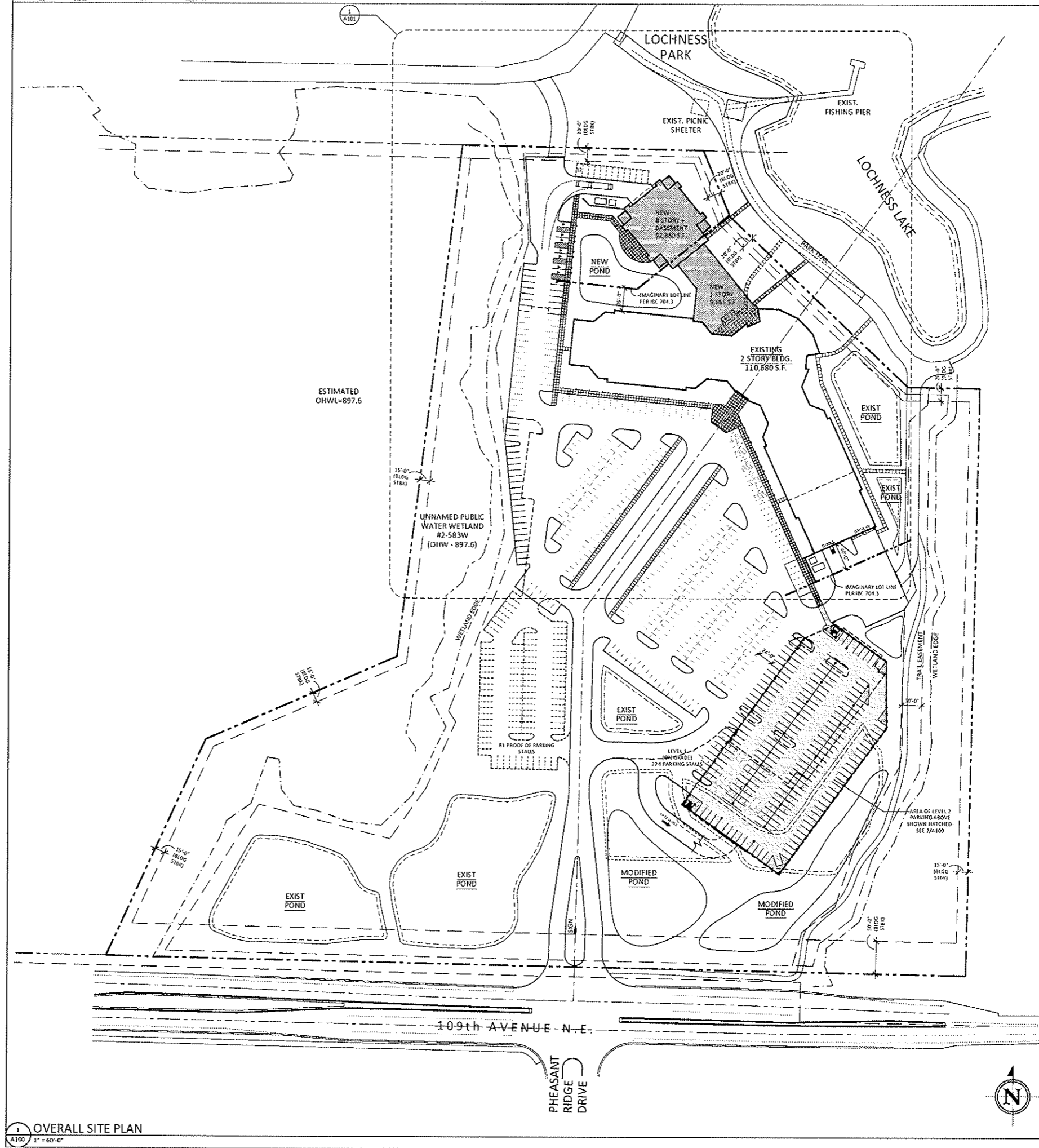
SITE DATA

CURRENT ZONING: P.O.D. (PLANNED OFFICE DEVELOPMENT)

TOTAL SITE AREA: 1,084,208 S.F. / 24.89 ACRES		DEVELOPABLE SITE AREA: 763,774 S.F. / 17.53 ACRES	
BUILDING FOOTPRINT:	41,296 S.F. (3.7% OF SITE)	EXISTING	PROPOSED
PARKING/IMPRO SURFACE:	206,219 S.F. (19.0% OF SITE)	81,400 S.F. (10.6% OF SITE)	9,400 S.F. (1.2% OF SITE)
GREEN SPACE:	816,693 S.F. (75.3% OF SITE)	697,077 S.F. (91.3% OF SITE)	10,116 S.F. (13.3% OF SITE)

PARKING CALCULATIONS		EXISTING		PROPOSED	
GROSS OFFICE AREA:	101,160 S.F.	91,044 S.F.	101,160 S.F.	(1) + 93,725 S.F.	= 194,885 S.F.
GROSS WAREHOUSE AREA:	9,400 S.F.	9,400 S.F.	9,400 S.F.	(1) + 10,520 S.F.	= 19,920 S.F.
SON SPACE REDUCTION:	10,116 S.F. (OFFICE)	942 S.F. (WAREHOUSE)	942 S.F. (1)	+ 1,052 S.F.	= 1,994 S.F. (WAREHOUSE)
NET OFFICE AREA:	91,044 S.F. / 200 = 455 STALLS	91,044 S.F. (1)	+ 84,357 S.F. / 200 = 877 STALLS		
NET WAREHOUSE AREA:	8,478 S.F. / 2,000 = 5 STALLS	8,478 S.F. (1)	+ 9,468 S.F. / 2,000 = 9 STALLS		
TOTAL STALLS REQUIRED:	460 STALLS (9 HDCP STALLS)	461 STALLS (9 HDCP STALLS)			
TOTAL PARKING PROVIDED:	407 PARKING STALLS	886 PARKING STALLS			
PARKING STALLS PROVIDED:	406 STALLS (10 HDCP STALLS)	793 STALLS (18 HDCP STALLS)			
PROOF OF PARKING STALLS:	31 STALLS	93 STALLS			

STALL SIZE: 9'-0" x 20'-0" TYPICAL / 9'-0" x 18'-0" AT NEW PARKING STRUCTURE
 AISLE SIZE: 24'-0"
 STRIPING: 4" WHITE STRIPES
 PAVEMENT DESIGN: COORDINATE WITH CIVIL & VERIFY WITH EXISTING SOIL CONDITIONS. ADJUST ACCORDINGLY.



1 OVERALL SITE PLAN
A100 1" = 60'-0"

finn daniels
ARCHITECTS
2145 Ford Parkway, Suite 301
Saint Paul, Minnesota 55116
651.690.5525 Fax 690.5545
www.finn-daniels.com

CONSULTANTS:

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the state of MINNESOTA

Registration Number _____ Date _____

PROJECT: _____

Infinite Campus

4321 109th AVE. N.E.
BLAINE, MN

PROJECT NO.: 14072

DRAWN BY: SAW

CHECKED BY: SAW

ISSUES AND REVISIONS:

SITE PLAN/CUP SUBMITTAL 04.10.2015

**PRELIMINARY
NOT FOR
CONSTRUCTION**

SHEET TITLE:

OVERALL SITE PLAN

A100

CONSULTANTS:

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed architect under the laws of the state of MINNESOTA.

Typed Name _____
Registration Number _____ Date _____

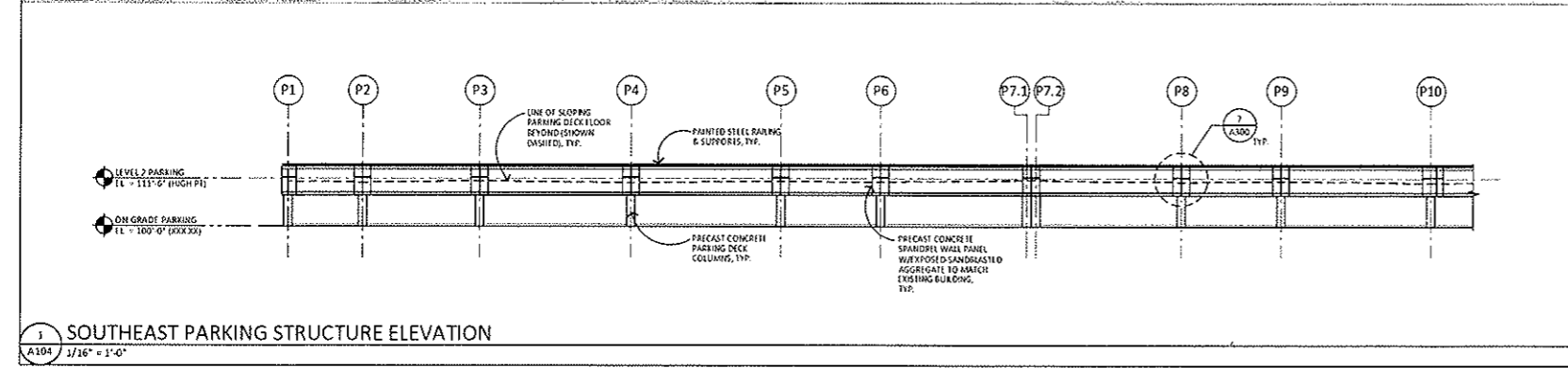
PROJECT:
Infinite Campus
4321 109th AVE. N.E.
BLAINE, MN

PROJECT NO.: 14072
DRAWN BY: SAW
CHECKED BY: SAW
ISSUES AND REVISIONS:
SITE PLAN/CLIP SUBMITTAL 04.10.2015

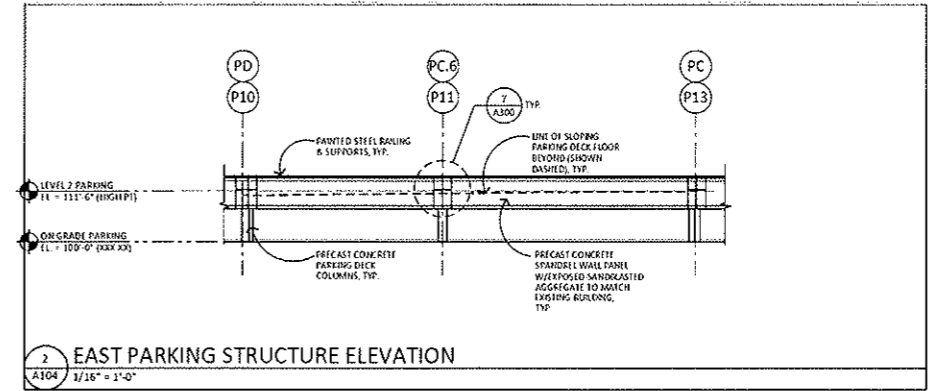
**PRELIMINARY
NOT FOR
CONSTRUCTION**

SHEET TITLE:
**PARKING STRUCTURE
EXTERIOR ELEVATIONS**

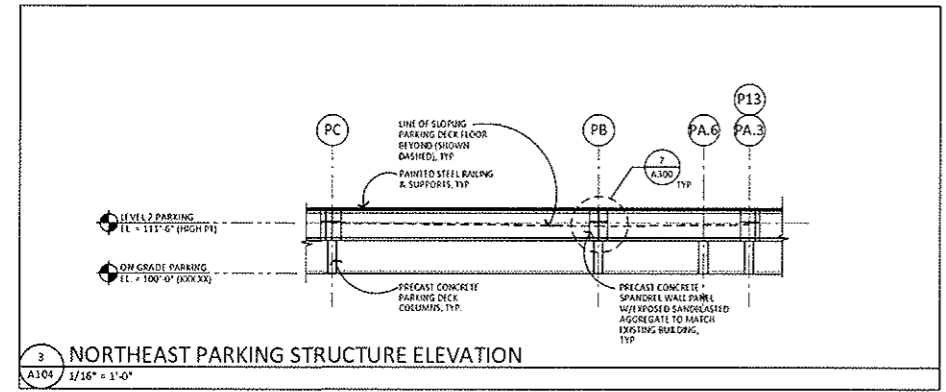
A104



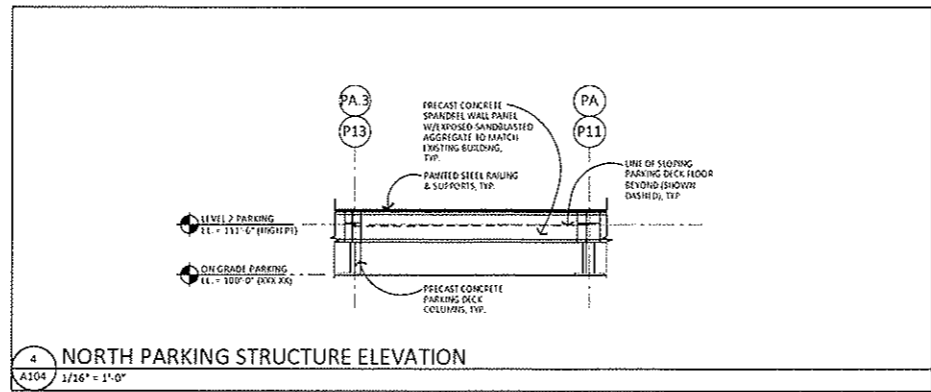
1 SOUTHEAST PARKING STRUCTURE ELEVATION
A104 1/16" = 1'-0"



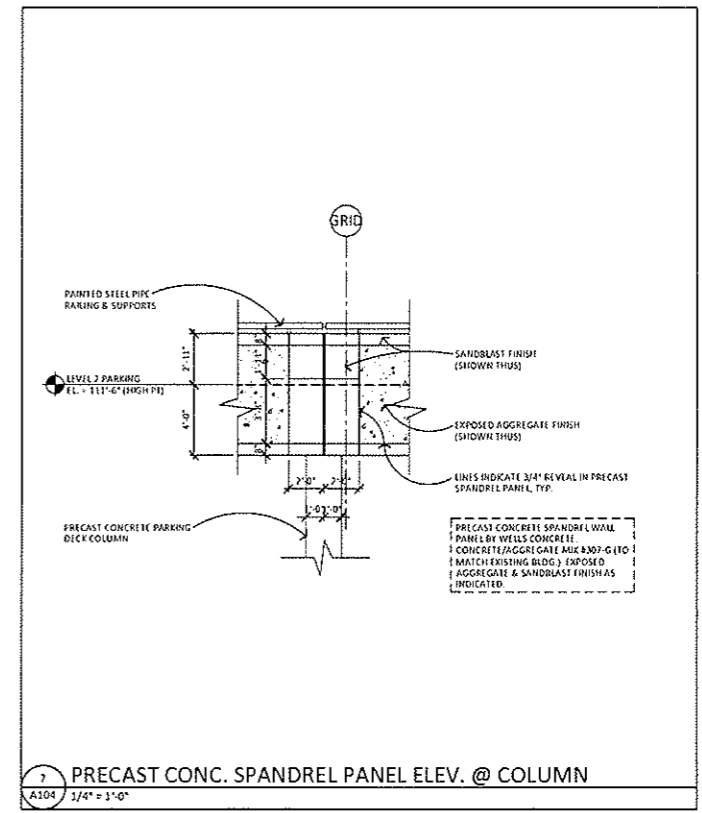
2 EAST PARKING STRUCTURE ELEVATION
A104 1/16" = 1'-0"



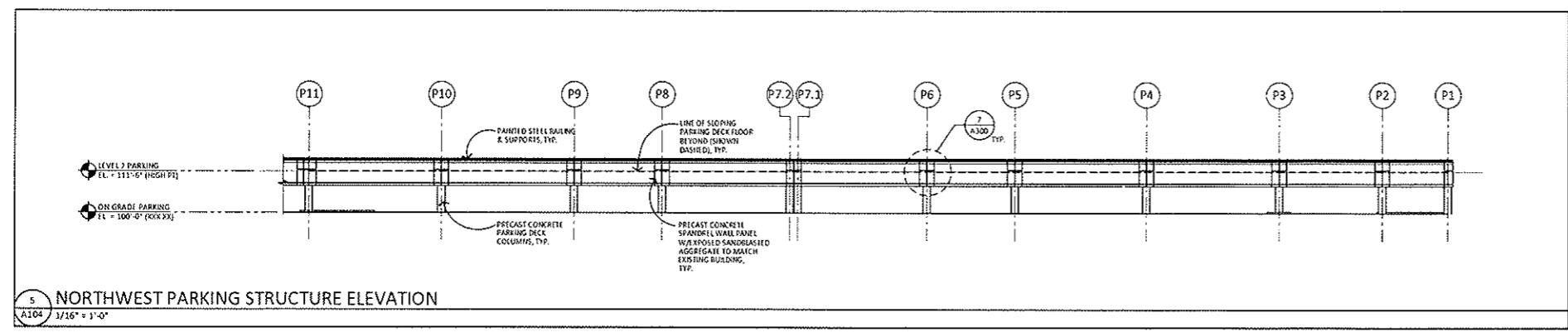
3 NORTHEAST PARKING STRUCTURE ELEVATION
A104 1/16" = 1'-0"



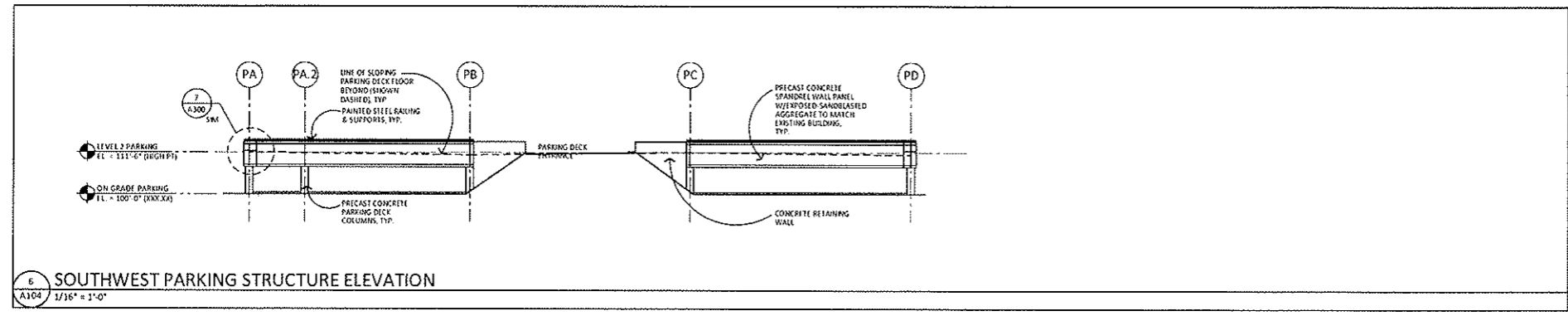
4 NORTH PARKING STRUCTURE ELEVATION
A104 1/16" = 1'-0"



7 PRECAST CONC. SPANDREL PANEL ELEV. @ COLUMN
A104 1/4" = 1'-0"



5 NORTHWEST PARKING STRUCTURE ELEVATION
A104 1/16" = 1'-0"



6 SOUTHWEST PARKING STRUCTURE ELEVATION
A104 1/16" = 1'-0"

CONSULTANTS:

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Type & Name
Registration Number Date

PROJECT:

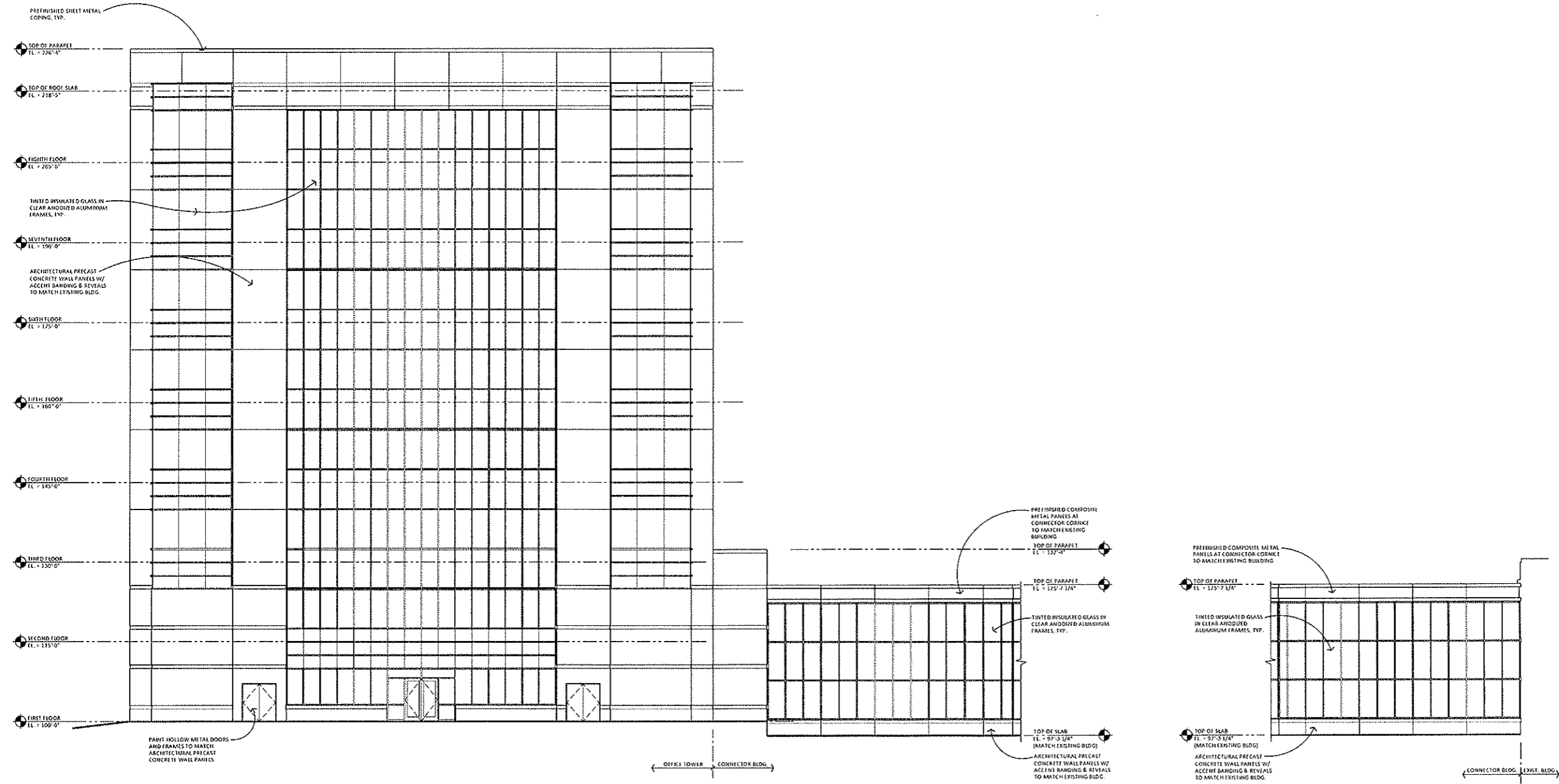
Infinite Campus
4321 109th Ave. N.E.
BLAINE, MN

PROJECT NO.: 14072
DRAWN BY: SAW
CHECKED BY: SAW
ISSUES AND REVISIONS:
SITE PLAN/CUP SUBMITTAL 04.10.2015

**PRELIMINARY
NOT FOR
CONSTRUCTION**

SHEET TITLE:
EXTERIOR ELEVATIONS

A300



CONSULTANTS:

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the state of MINNESOTA.

Typed Name _____

Registration Number _____ Date _____

PROJECT:

Infinite Campus

4321 109th AVE. N.E.
BLAINE, MN

PROJECT NO.: 1407Z

DRAWN BY: SAW

CHECKED BY: SAW

ISSUES AND REVISIONS:

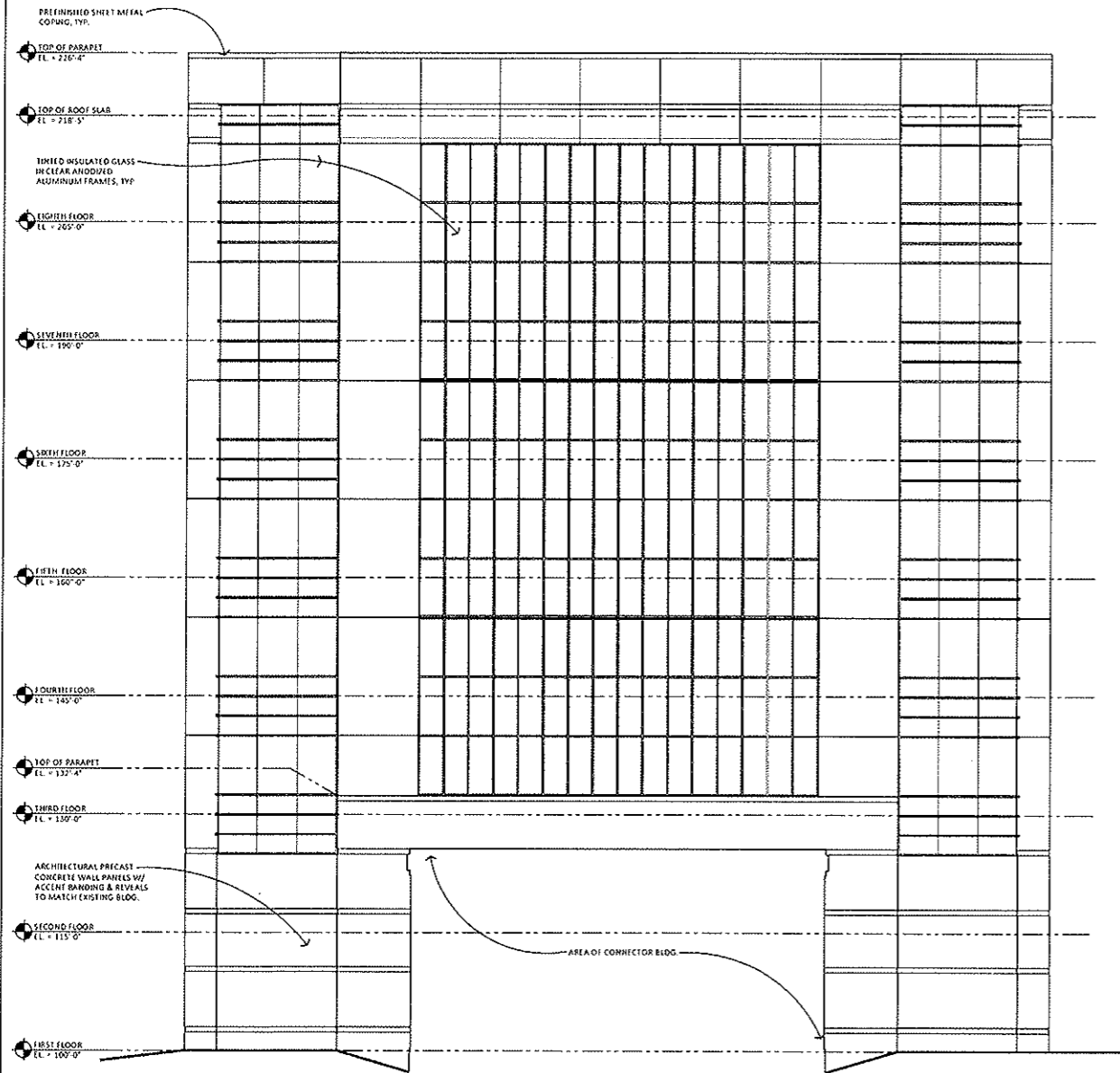
SITE PLAN/CLIP SUBMITTAL 04.10.2015

**PRELIMINARY
NOT FOR
CONSTRUCTION**

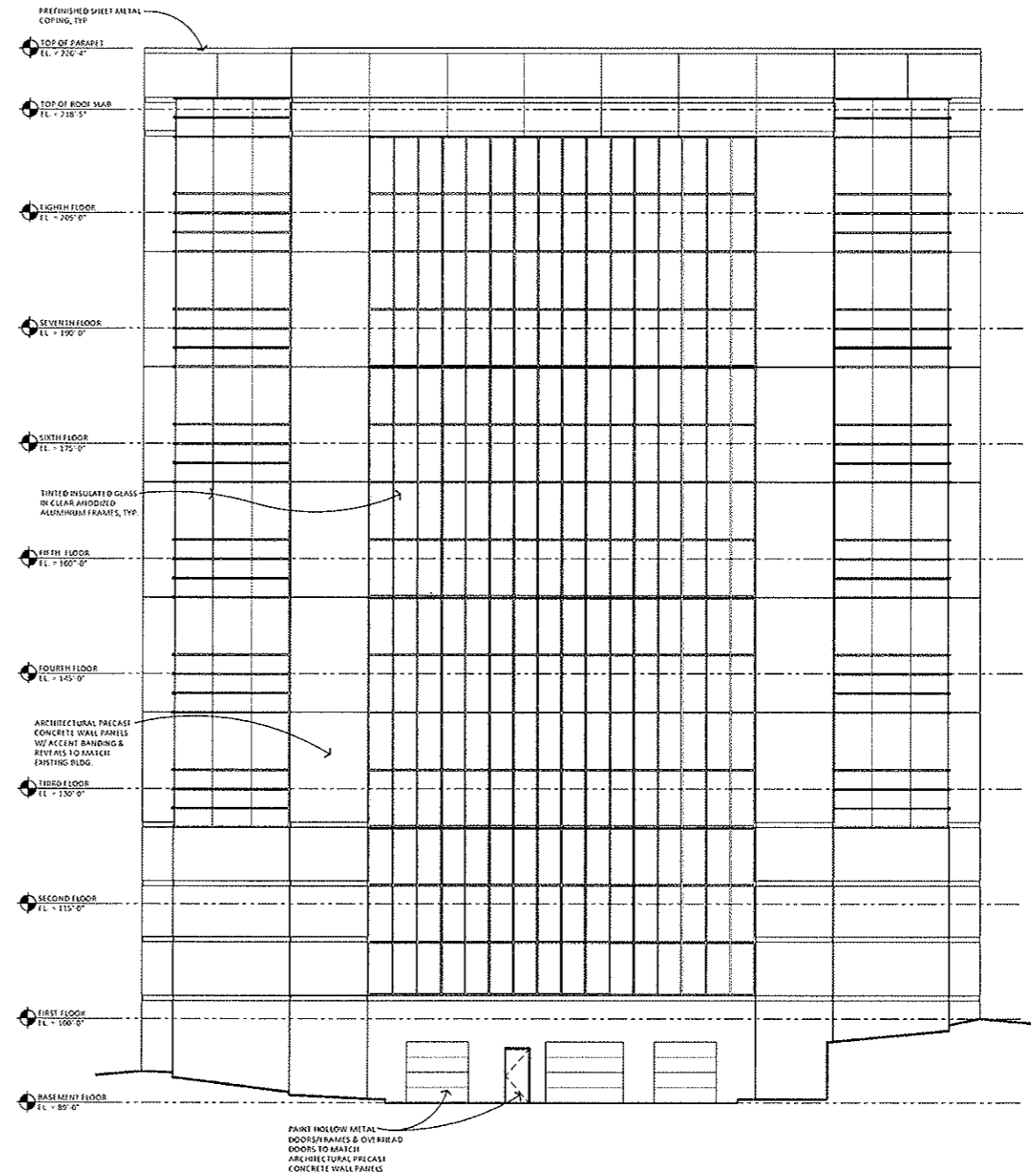
SHEET TITLE:

EXTERIOR ELEVATIONS

A301



1 **SOUTHEAST ELEVATION**
A301 1/8" = 1'-0"



2 **NORTHWEST ELEVATION**
A301 1/8" = 1'-0"

CONSULTANTS:

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Typed Name _____

Registration Number _____ Date _____

PROJECT:

Infinite Campus

4321 109th AVE. N.E.
BLAINE, MN

PROJECT NO.: 14072

DRAWN BY: SAW

CHECKED BY: SAW

ISSUES AND REVISIONS:

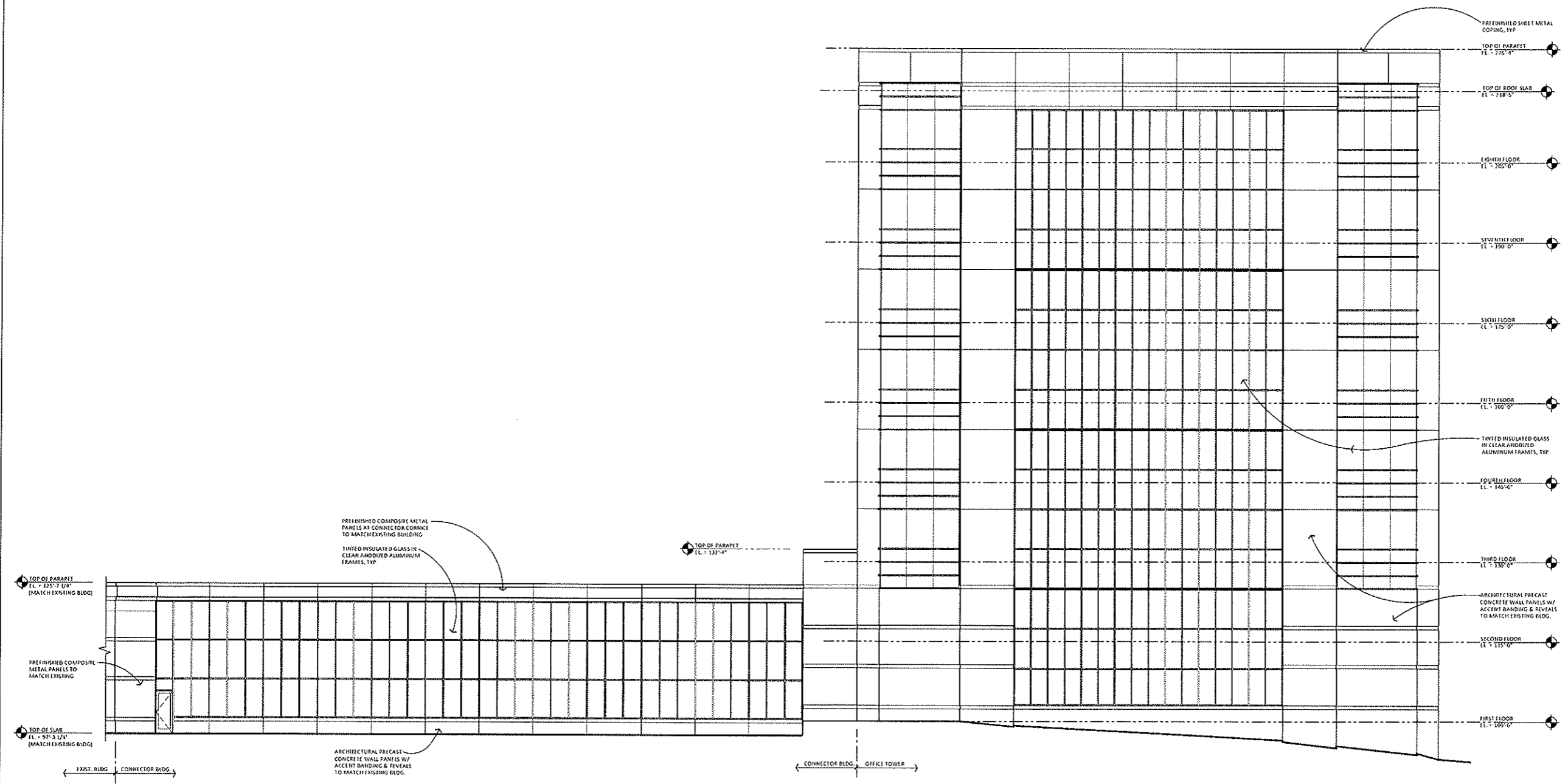
SITE PLAN/UP SUBMITTAL 04.10.2015

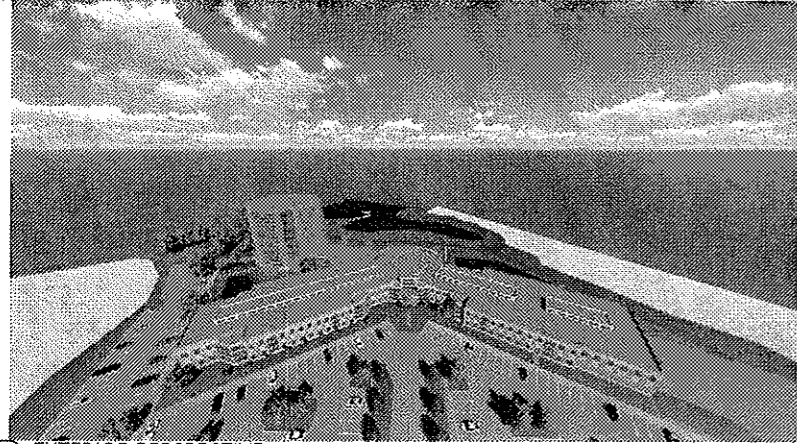
**PRELIMINARY
NOT FOR
CONSTRUCTION**

SHEET TITLE:

EXTERIOR ELEVATIONS

A302

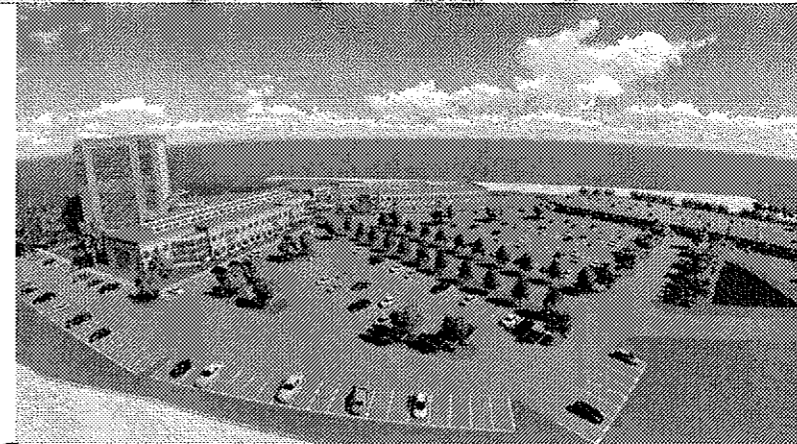




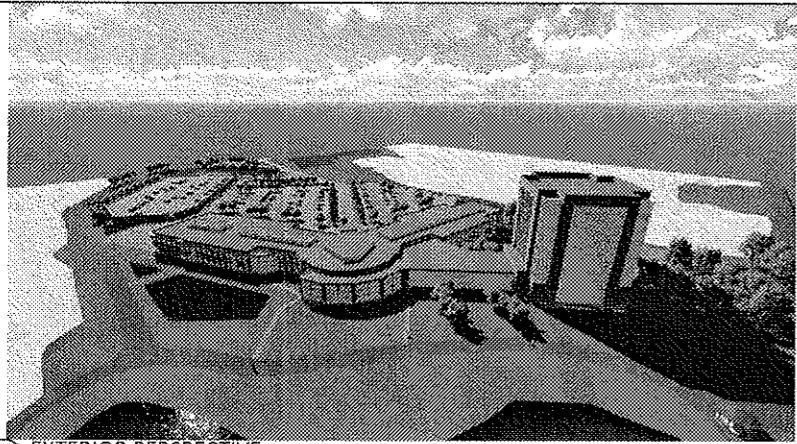
1
A303 N.T.S
EXTERIOR PERSPECTIVE



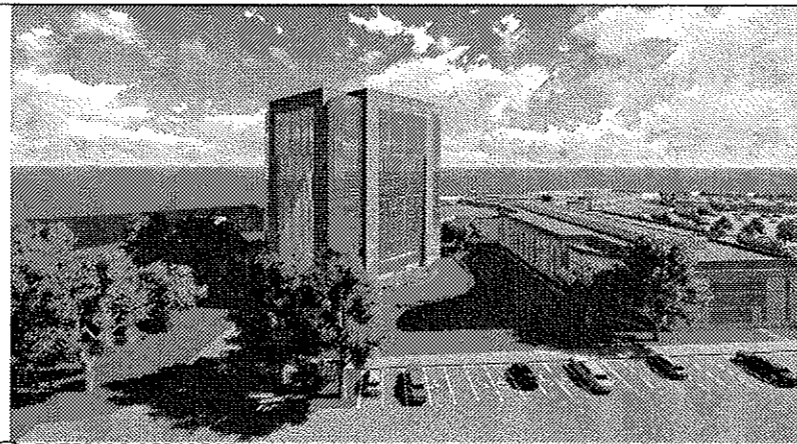
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A303 N.T.S
EXTERIOR PERSPECTIVE



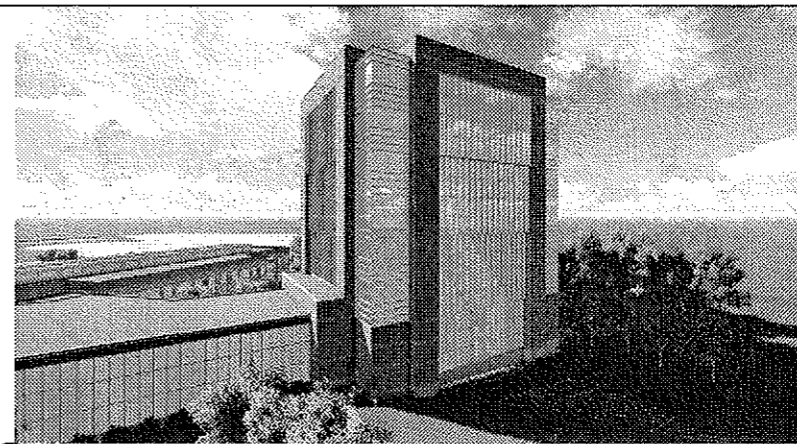
3
A303 N.T.S
EXTERIOR PERSPECTIVE



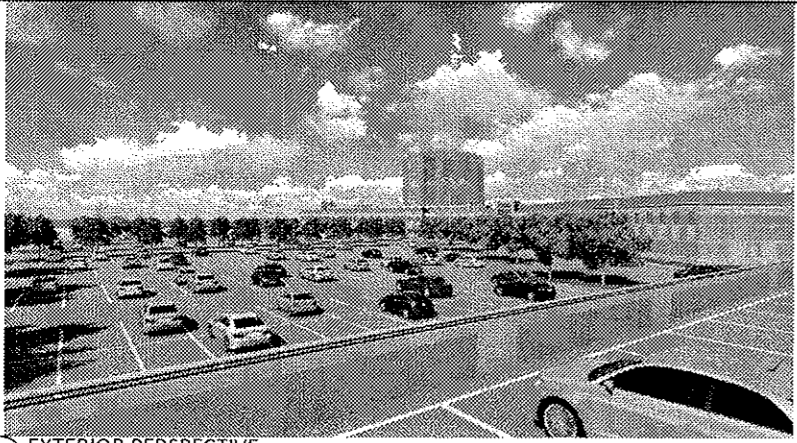
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A303 N.T.S
EXTERIOR PERSPECTIVE



5
A303 N.T.S
EXTERIOR PERSPECTIVE



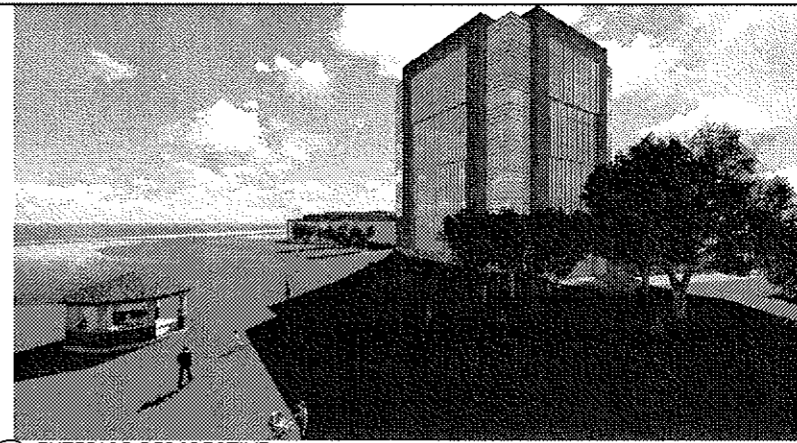
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A303 N.T.S
EXTERIOR PERSPECTIVE



7
A303 N.T.S
EXTERIOR PERSPECTIVE



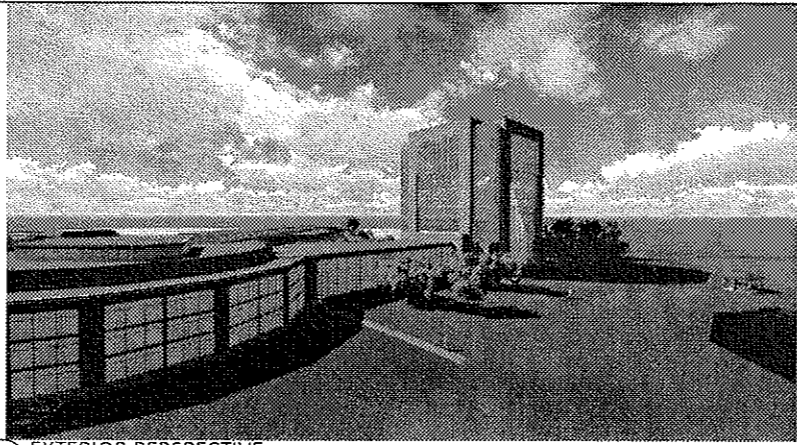
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A303 N.T.S
EXTERIOR PERSPECTIVE



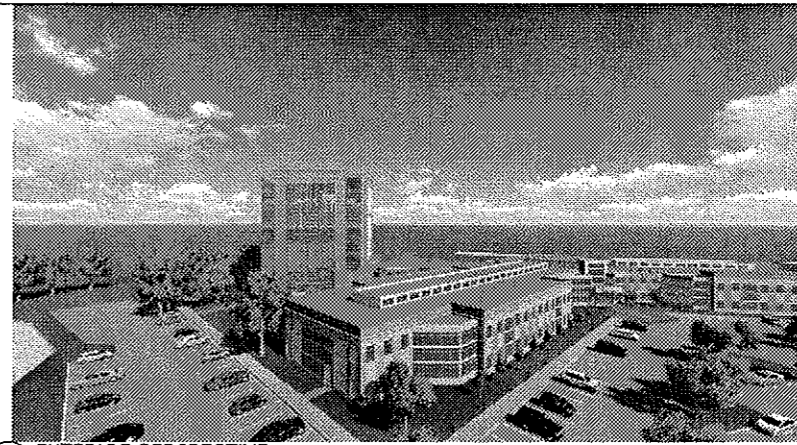
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A303 N.T.S
EXTERIOR PERSPECTIVE



10
A303 N.T.S
EXTERIOR PERSPECTIVE



11
A303 N.T.S
EXTERIOR PERSPECTIVE



12
A303 N.T.S
EXTERIOR PERSPECTIVE

CONSULTANTS:

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Typed Name _____

Registration Number _____ Date _____

PROJECT: _____

Infinite Campus

4321 109th AVE. N.E.
BLAINE, MN

PROJECT NO.: 14072

DRAWN BY: SAW

CHECKED BY: SAW

ISSUES AND REVISIONS:

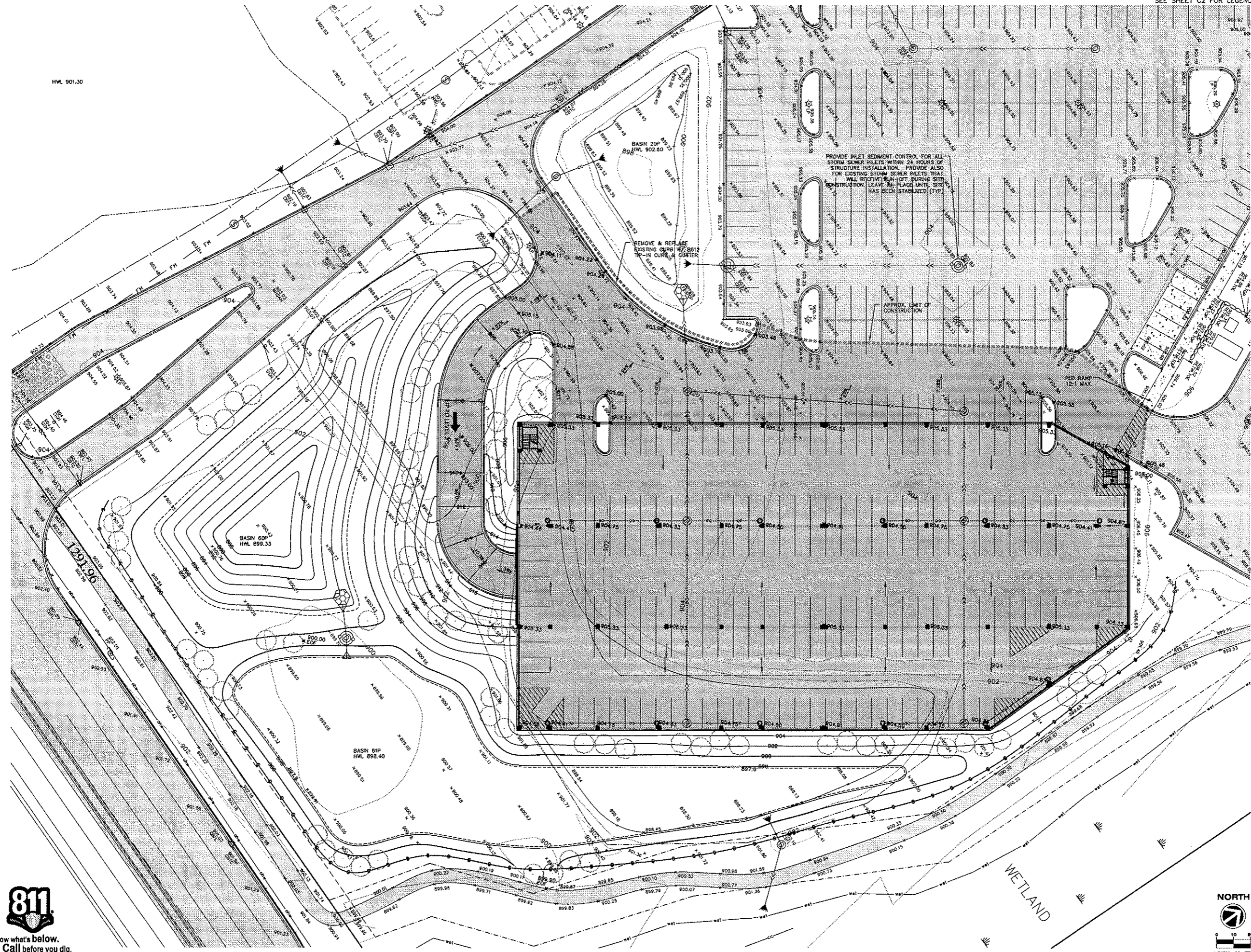
SITE PLAN/CUP-SUBMITTAL 04.10.2015

**PRELIMINARY
NOT FOR
CONSTRUCTION**

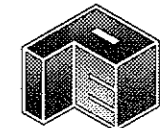
SHEET TITLE:
EXTERIOR PERSPECTIVES

SEE SHEET C1 FOR NOTES
SEE SHEET C2 FOR LEGEND

HWL 901.30



finn daniels
ARCHITECTS
2145 Ford Parkway, Suite 301
Saint Paul, Minnesota 55116
651.690.5523 Fax 650.5545
www.finn-daniels.com

CONSULTANTS:

SITE PLANNING & ENGINEERING
FLOWE ENGINEERING, INC.
6775 LAKE DRIVE
SUITE 110
LINO LAKE, MN 56014
PHONE: (651) 381-8210
FAX: (651) 381-8701

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota.
WELLES W. FERGUSON
1827
Date: 04.10.2015
PROJECT: PRELIMINARY CONSTRUCTION

Infinite Campus
4321 109th AVE. N.E.
BLAINE, MN

PROJECT NO.: 15-1533
DRAWN BY: CM
CHECKED BY: CWP
ISSUES AND REVISIONS:
SITE PLAN/UP SUBMITTAL 04.10.2015

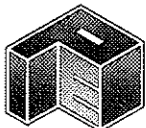
SHEET TITLE:
GRADING, DRAINAGE & ESC PLAN

C3.1



SEE SHEET C1 FOR NOTES
SEE SHEET C2 FOR LEGEND

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ARCHITECTS
2145 Ford Parkway, Suite 301
Saint Paul, Minnesota 55116
651.690.5525 Fax 651.5545
www.finn-daniels.com

CONSULTANTS:

SITE PLANNING & ENGINEERING
PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKE, MN 56014
PHONE: (651) 361-8210
FAX: (651) 381-8701

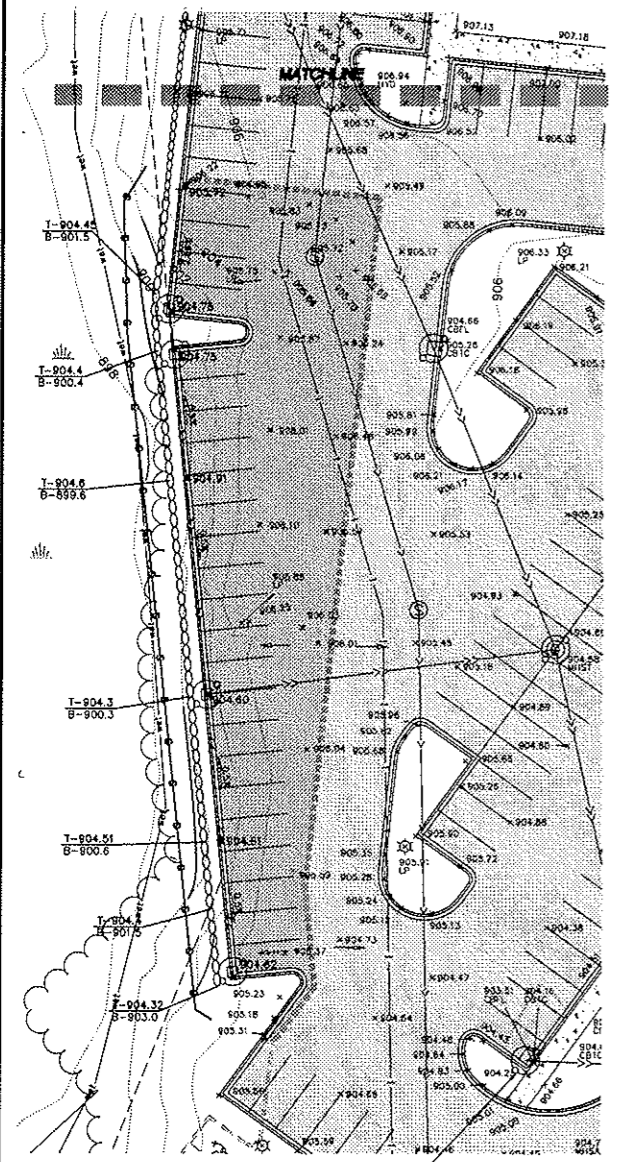
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota at the time of this plan.
CHARLES W. PLOWE
1827 04.10.2015
Date

PROJECT: **Infinite Campus**
4321 109th AVE. N.E.
BLAINE, MN

PROJECT NO.: 15-1533
DRAWN BY: CM
CHECKED BY: CWP
ISSUES AND REVISIONS:
SITE PLAN/CUP SUBMITTAL 04.10.2015

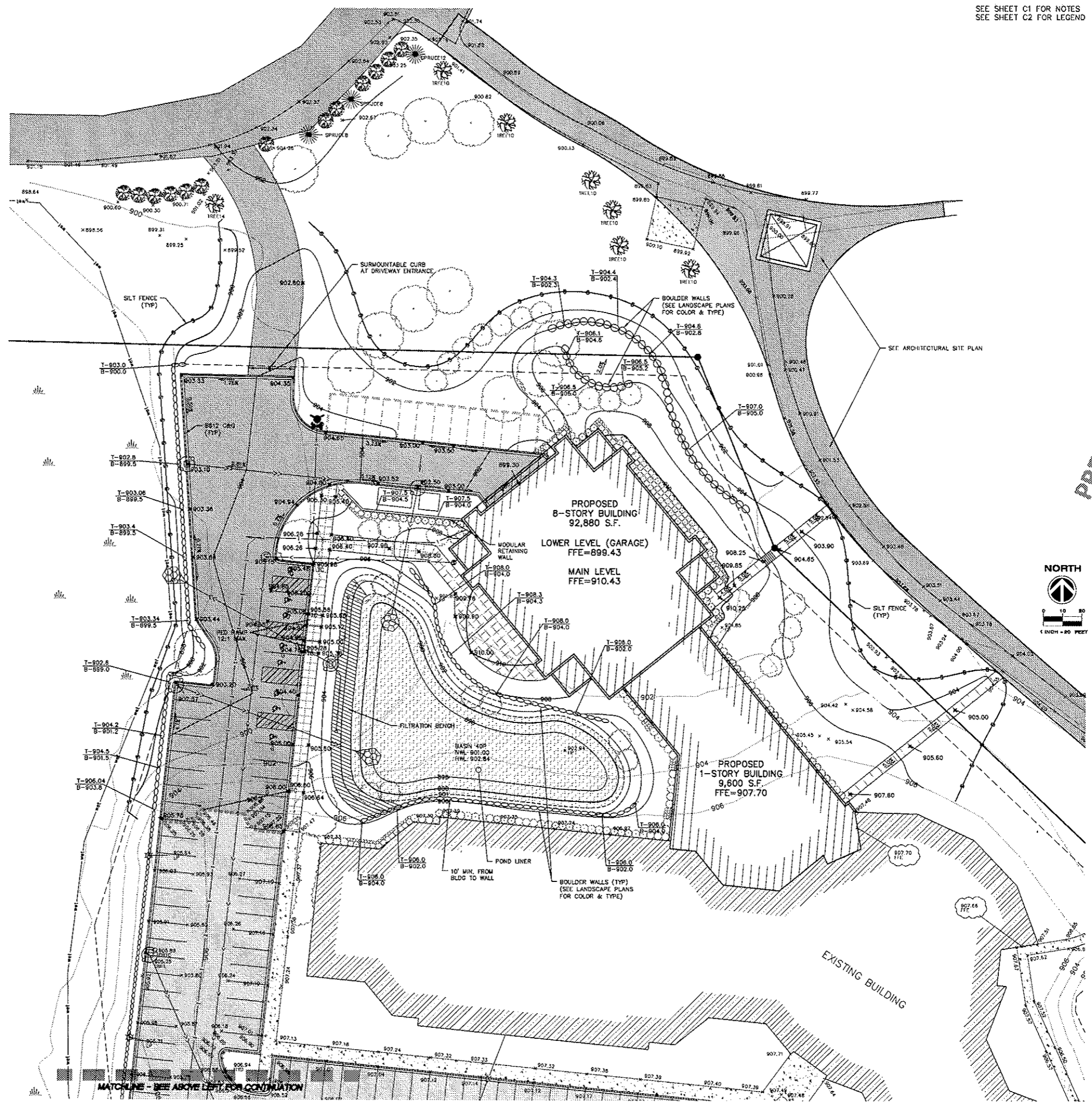
SHEET TITLE:
GRADING, DRAINAGE & ESC PLAN

C3.2



PROVIDE INLET SEDIMENT CONTROL FOR ALL STORM SEWER INLETS WITHIN 24 HOURS OF STRUCTURE INSTALLATION. PROVIDE ALSO FOR EXISTING STORM SEWER INLETS THAT WILL RECEIVE RUN-OFF DURING SITE CONSTRUCTION. LEAVE IN-PLACE UNTIL SITE HAS BEEN STABILIZED (TYP)

NOTE:
T = TOP OF WALL
B = GROUND ELEV AT BOTTOM OF WALL

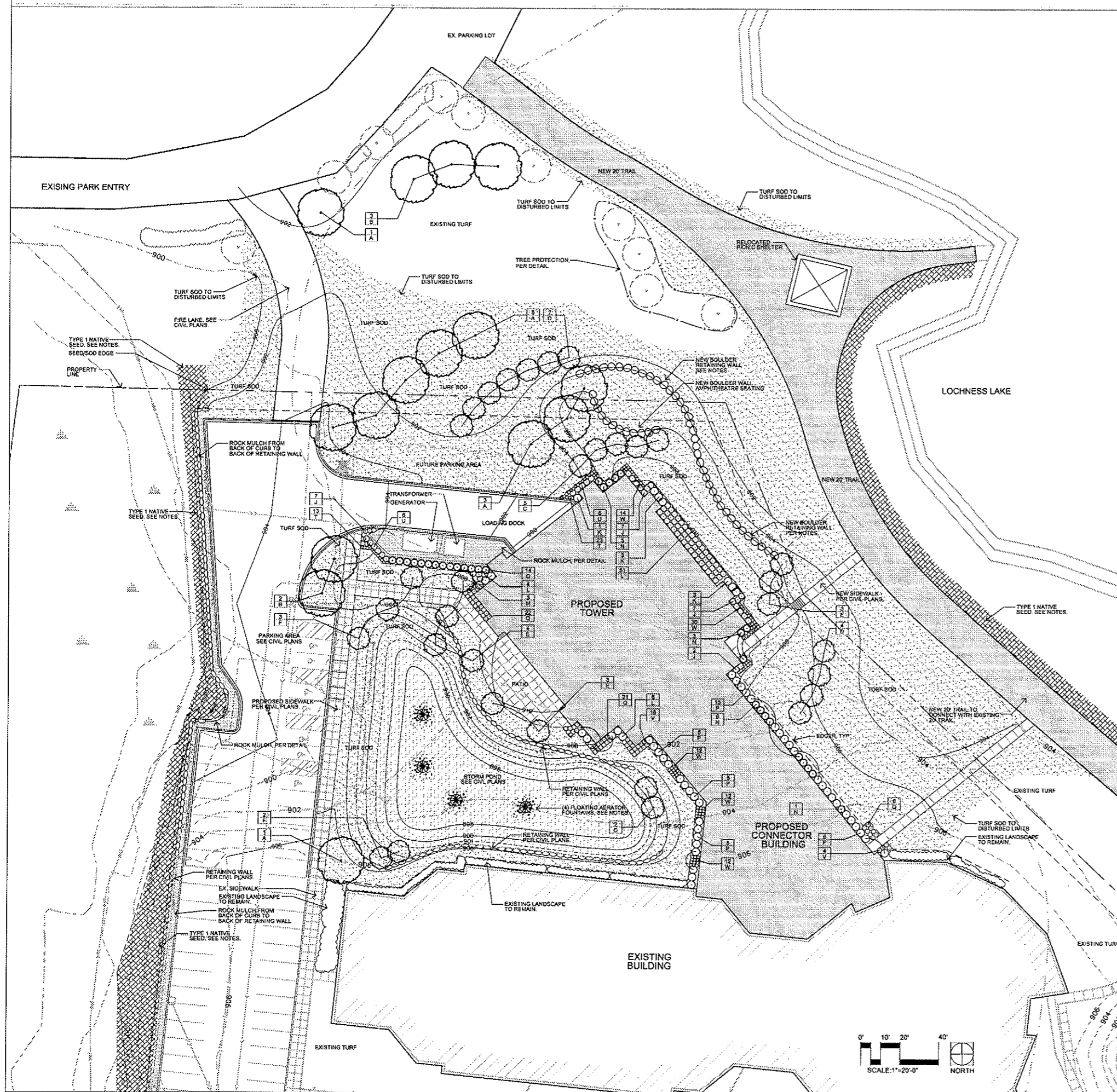


PROPOSED
8-STORY BUILDING
92,880 S.F.
LOWER LEVEL (GARAGE)
FFE=899.43
MAIN LEVEL
FFE=910.43

PROPOSED
1-STORY BUILDING
9,600 S.F.
FFE=907.70



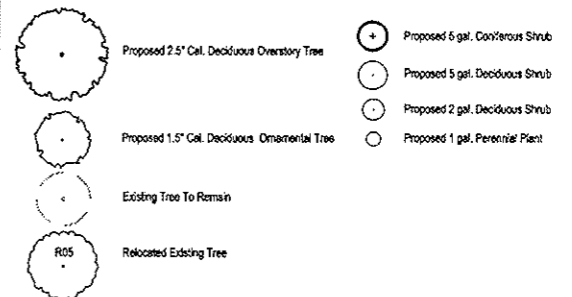
MATCHLINE - SEE ABOVE LEFT FOR CONTINUATION



Landscape Plan Notes:

1. Tree saucer mulch to be four inches (4") depth natural single shred hardwood mulch for trees outside of a plant bed. Install per tree planting detail.
2. By submitting a bid, the contractor agrees that they personally walked the site and understand the existing conditions as they relate to the new improvements shown. No change orders will be considered for claims of unknown existing conditions or similar, above grade.
3. All plant material shall comply with the latest edition of the American Standard for Nursery, American Association of Nurserymen. Unless noted otherwise, deciduous shrubs shall have at least 6 owner at the specified shrub height. Plant material shall be delivered as specified.
4. Plan takes precedence over plant schedule if discrepancies in quantities exist.
5. All proposed plants shall be located and staked as shown.
6. Adjustment in location of proposed plant material may be needed in field. Should an adjustment be required, the client will provide field approval. Significant changes may require city review and approval.
7. The project landscape contractor shall be held responsible for watering and properly handling all plant materials brought on the site both before and after installation. Schedule plant deliveries to coincide with expected installation time within 36 hours.
8. All plant materials shall be fertilized upon installation as specified.
9. The landscape contractor shall provide the owner with a watering schedule appropriate to the project site conditions and to plant material growth requirements.
10. If the landscape contractor is concerned or perceives any deficiencies in the plant selections, soil conditions, drainage or any other site condition that might negatively affect plant establishment, survival or guarantee, they must bring these deficiencies to the attention of the landscape architect & client prior to bid submission.
11. Contractor shall establish to his/her satisfaction that soil and compaction conditions are adequate to allow for proper drainage at and around the building site.
12. Contractor is responsible for ongoing maintenance of all newly installed material until time of owner acceptance. Any acts of vandalism or damage which may occur prior to owner acceptance shall be the responsibility of the contractor. Contractor shall provide the owner with a maintenance program including, but not limited to, pruning, fertilization and disease/pest control.
13. The contractor shall guarantee newly planted material through one calendar year from the date of written owner acceptance. Plants that exhibit more than 10% die-back damage shall be replaced at no additional cost to the owner. The contractor shall also provide adequate tree wrap and deer/rodent protection measures for the plantings during the warranty period.
14. This layout plan constitutes our understanding of the existing conditions. Contractor shall inspect the site prior to bid submission and verify existing conditions to their own satisfaction. Submission of a bid constitutes acceptance of existing conditions.
15. The landscape contractor shall be responsible for obtaining any permits and coordinating inspections as required throughout the work process.
16. Plant size & species substitutions must be approved in writing prior to acceptance in the field.
17. All edger shall be professional grade black steel edger, 1/8" thick, Ryerson or Equal. Anchor every 16" on center (minimum) Submit sample.
18. Landscape Contractor is responsible for coordination with the Owner to protect the new and existing improvements on and off-site during landscape work activities. Report any damage to the Owner immediately.
19. Install 2" depth crushed drainage trap rock mulch (75" to 1" dia) with weed mat in all plant beds to match existing mulch. Do not install weed mat under perennial plantings. Submit sample.
20. Protect existing conditions to remain and report any damage outside the construction limits to the general contractor immediately.
21. All sod areas shall be prepared prior to planting with a hand rake to provide a firm planting bed free of stones, sticks, construction debris, etc. Any alternate seed mixture, rates, & application method noted shall be submitted to the landscape architect for approval. Sod areas outside plant bed limits disturbed by work within the scope of this project phase.
22. Remove all demolition materials from the site the same day removal occurs. Stockpiling is not allowed.
23. The Landscape Contractor shall furnish samples of all landscape materials for approval prior to installation.
24. The Landscape Contractor shall include the cost to provide a new, complete irrigation system.
25. The landscape contractor shall contact Gopher State One Call no less than 48 hours before digging for field utility locations.
26. The landscape contractor shall be responsible for coordinating site staging location with Owner to minimize impact on parking and circulation.
27. Items noted as existing shall remain unless noted as being removed.
28. See Sheet L4 for Native Seeding Notes.
29. Aerator Fountain. Contractor to furnish and install (4) Osterline Fountain Co. 60", (10HP 115psi) geyser floating fountain and supplied controller equipment. Anchor with plastic-coated weights on pond bottom, do not puncture the HDPE liner. Submit product information for Owner review prior to ordering.

LEGEND:



CONSULTANT:

Calyx Design Group, LLC
Landscape Architecture + Sustainable Design
1563 Berkeley Avenue | Suite A | St. Paul, MN 55109
Telephone: 651.334.6699
Website: www.calyxdesigngroup.com
Email: bd@calyxdesigngroup.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect in the state of MINNESOTA

Benjamin D. Hartberg, PLA
Registration Number: _____ Date: _____

PROJECT:

4321 109th AVE. N.E.
BLAINE, MN

PROJECT NO.: 14072

DRAWN BY: BH

CHECKED BY: BH

ISSUES AND REVISIONS:

SITE PLAN/CLIP SUBMITTAL 04.10.2015

**PRELIMINARY
NOT FOR
CONSTRUCTION**

SHEET TITLE:
Landscape Plan - North

L3



Infinite
Campus

finn daniels
ARCHITECTS

View 7



Infinite
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View 11



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View 12



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View 13