



Development Review Committee

Approved Minutes

Development Application, #PL2017-60

Mtg Date: May 2, 2017

McLeod Conference Room

Bloomington Civic Plaza

1800 West Old Shakopee Road

Staff Present:

Kris Kaiser (Fire Prev) 952-563-8968
 Randy Quale (Park & Rec) 952-563-8876
 Tim Skusa (Bldg. & Insp) 952-563-8953
 Jen Desrude (Eng.) 952-563-4862
 Tim Kampa (Utilities) 952-563-8776
 Lance Stangoehr (Fire Prev) 952-563-8969
 Amy Schmidt (Legal) 952-563-4889

Kent Smith (Assessing) 952-563-8707
 Erik Solie (Env. Health) 952-563-8978
 Heidi Miller (Police) 952-563-4975
 Michael Centinario (Planning) 952-563-8921
 Glen Markegard (Planning) 952-563-8923
 Amanda Johnson (Bldg. & Insp) 952-563-8961

Project Information:

Project	Forest Glen Redevelopment
Site Address	2405, 2415, 2425 and 2435 E Old Shakopee Road
Plat Name	Forest Glen Addition
Project Description	Final Site and Building Plans for a four-story, 182 room hotel
Application Type	Final Site and Building Plans
Staff Contact	Mike Centinario, mcentinario@bloomingtonbmn.gov (952) 563-8921
Applicant Contact	Will Gunter – wgunter@kfwengineers.com (210) 979-8444 Ext: 125
PC (tentative)	May 25, 2017

Guests Present:

Name	Email
Will Gunter – KFW Engineers	wgunter@kfwengineers.com

Introduction:

Formal application for hotel which is currently owned by Metropolitan Airports Commission, four parcels to be combined to one parcel with a 182 room hotel. Applicant mentioned their previous submittal was an overview for planning. Client is developing single hotel on one lot after everything is platted.

Discussion/Comments:

- Randy Quale (Park and Recreation):
 - Ensure an adequate buffer at the top of the bluff.
 - No trails should be emanating from property to park because of sensitivity of the ravine.
 - Robust erosion control is needed along bluff – need to have developer and inspector keep an eye on this as this happened on a different site and can't afford to have an erosion control failure.
- Kent Smith (Assessing):
 - If the property is conveyed from MAC prior to July 1, 2017, it will become taxable retroactively back to January 2, 2017 for taxes payable in 2018. If the property is conveyed from MAC after June 30, 2017 it will become taxable for January 2, 2018 for taxes payable in 2019.
 - Are you expecting no other building to be on site? Will you be selling it as a lot?

- Applicant says there would be another building, after the building of the current project. It will be a separate owner, separate client - contingent on this being developed. It will be one lot, but CIC plat would be established once the hotel is completed.
 - The re-platting of the property triggers the potential for Park Dedication. The amount calculated is \$24,102. There is no credit given for apartment buildings that were once on site, as they have been gone for over five years.
- Erik Solie (Environmental Health):
 - Asked clarifying questions on cooking :
 - Dual branded hotel, but all one entity. Applicant wasn't sure on alcohol sales. No cooking involved, but all premade. No grease or deep frying involved.
 - Since one owner operation, there will be one lodging application and one food application for submittal.
- Tim Skusa (Building and Inspection):
 - The final review with Planning Commission scheduled for May 25th. Applicant said would like to start footing and foundation before winter.
 - For accessibility comments – see comment summary.
 - Plan review will look more closely at final submission of plans, however, did list some comments on comment summary.
 - Plan review would like to meet with architect eventually as well.
 - M. Centinario clarified this would be a meeting between the applicant's design team and Building and Inspections staff.
- Kris Kaiser (Fire Prevention):
 - The main concern is fire department access around building.
 - When looking at plans, start looking at auto-turn sections around ladder 3.
 - There is difficulty finding the front/address side of building. Address side on front side of building and the front of building is where main entrance is. Right now, it is facing the east toward the undeveloped side.
 - There must be access into stairwells on all floors from inside.
 - Building must be sprinklered.
 - Hydrant must be within 100 feet of the Fire Department Connection (FDC). Applicant should work with utilities and fire marshal on hydrant placement.
- Heidi Miller (Police):
 - No comment.
- Jen Desrude (Engineering) provided the Public Works comments and noted the following:
 - A Minnesota licensed civil engineer must design and sign all civil plans. Applicant verified that there is a Minnesota licensed civil engineer in their office.
 - Use trail detail provided by City of Bloomington Engineering.
 - Utilities entering property are private service lines. No public easements required. This includes the storm water utility easement shown over the underground chamber. Not on the plans or with the city, we just need record of it. It needs to be on the plat.
 - May want to consider moving wall back to provide snow storage. A railing this close to the drive aisle needs to be designed for traffic loads. As long as there are no easements to prevent the wall from moving, it may be better from a design and maintenance standpoint.
- Tim Kampa (Utilities):
 - They will provide clarification on hydrant placement (whether the FDC should be 50' or 100' from hydrant).
 - A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
 - Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss. There is no valve at Old Shakopee.
 - Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement. Build now if you will ever need it.
 - Standards on separation to get worked out
- Amy Schmidt (Legal):

- Is there sign development?
 - M.Centenario said no, so no further comments.
- Glen Markegard (Planning):
 - No comment
- Mike Centenario (Planning):
 - Questioning the slope of bluff?
 - Applicant responded the MN watershed district gave these specs. Bluff is not that steep on south side, so has to do with slope, not elevation.
 - G. Markegard was skeptical of this. Bluff impact zone would follow the bluff and staff would like to see the notes on that.
 - Some adjustments to the sign plan are needed. The Tru hotel sign is predominately a cabinet sign, while the Home2 suites sign is predominately a channel letter sign. City Code standards do not allow a mixture of cabinet and individual letter signs. On-building signs must be one or the other. They can be right next to each other and they will calculate it as one size. Two signs on one elevation is not permitted. This is for on-building signs.
 - Be sure to review Section 19.121 of the City Code related to signs for hotels. Only one freestanding sign is permitted for this site. Any additional freestanding signs will need to meet standards for directional signs.
 - Parking islands must be three feet shorter than adjacent parking stalls. Adjust parking islands throughout the site at every point.
 - City code requires perimeter concrete curb. Although we recognize the plan is to have another building, curb must be incorporated as the parking lot perimeter. Perhaps there is an alternative to 6/12 curb that could be utilized. Parking lot perimeter is needing curb. Timing of phases may affect this.
 - Painting stucco, or any other primary building material, is prohibited. Acrylic stucco finish may be used, subject to performance standards in Section 19.63.08(h). Performance standards require the finish to be troweling consistency. An architect, engineer, or certified applicator must certify the finish is to be applied in strict accordance to manufacturer's specifications. Manufacturer summary sheets must be provided to ensure the proposed finish meets a number of durability tests.
 - EIFS may only be used as a secondary material. Secondary materials are limited to 15% of any individual facade.
 - Provide photometrics for porte cochere area and all other secondary entrances. Primary entrances must be 10 foot-candles within a radius extending from the door by a distance equal to twice the door opening width
 - Secondary entrances must be 2 foot-candles within 5 feet of an entrance.
 - The landscaping plan is difficult to understand with the line work. To the extent possible, lighten line work so the proposed landscaping is clear.
 - Specify the quantity for each plant within the plant schedule.
 - Note that weed trees – boxelder, cottonwood, etc., cannot be used to meeting tree requirements. If on a slope, recommend leaving it. Would like a count of trees. Need landscape not to conflict with utilities.
 - May 25th is the next scheduled meeting. Would like significant clean up items to be completed in advance of the Planning Commission. Civil plans do not need to be updated for now. Would like it in to Centenario by May 9th.
 - Need loading area for trash / recycling.
 - Applicant questioned timing. Clarified what needs to be done and the process. Needs to be a rep here and if changes can be in by next week, they will be on target for May 25th meeting. That would be final approval subject to 3 day appeal window. Following Planning Commission approval, the applicant would be working towards a building permit. The building permit submittal would include all plans and will be separated and reviewed by the appropriate staff person. Grading permit or foundation could start before a “full” building permit. Structural plans and calcs are needed with this.
 - Plat will need to be recorded before applicant can get a building permit.



Comment Summary

Application #: PL2017-60

Address: 2405, 2415, 2425, 2435 E OLD SHAKOPEE RD, BLOOMINGTON, MN 55425

Request: **Final Site and Building Plans for a four story, 182 room hotel**

Meeting: Post Application DRC - May 02, 2017
Planning Commission - May 25, 2017

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

- 1) Be sure to review Section 19.121 of the City Code related to signs for hotels. Only one freestanding sign is permitted for this site. Any additional freestanding signs will need to meet standards for directional signs.
- 2) Parking islands must be three feet shorter than adjacent parking stalls. Adjust parking islands throughout the site.
- 3) City code requires perimeter concrete curb. Although we recognize the plan is to have another building, curb must be incorporated as the parking lot perimeter. Perhaps there is an alternative to 6/12 curb that could be utilized.
- 4) Some adjustments to the sign plan are needed. The tru hotel sign is predominately a cabinet sign, while the Home2 suites sign is predominately a channel letter sign. City Code standards do not allow a mixture of cabinet and individual letter signs. On-building signs must be one or the other.
- 5) Painting stucco, or any other primary building material, is prohibited. Acrylic stucco finish may be used, subject to performance standards in Section 19.63.08(h). Performance standards require the finish to be troweling consistency. An architect, engineer, or certified applicator must certify the finish is to be applied in strict accordance to manufacturer's specifications. Manufacturer summary sheets must be provided to ensure the proposed finish meets a number of durability tests.
- 6) EIFS may only be used as a secondary material and is limited to 15% of any individual facade.
- 7) Submit initial photometric plan with no light loss factor for inspection purposes.
- 8) Provide photometrics for porte cochere area and all other secondary entrances. Primary entrances must be 10 footcandles within a radius extending from the door by a distance equal to twice the door opening width.
- 9) The final lighting plan must be signed by an LC or PE. The LC or PE must also submit a MN Energy Code compliance worksheet.
- 10) Secondary entrances must be 2 footcandles within 5 feet of an entrance.

- 11) Parking surface must be 2.0 footcandles. The perimeter parking areas may be reduced by 50 percent. Max illumination at property lines is 2.0 footcandles. There is no maximum illumination along public right of way.
- 12) The landscaping plan is difficult to understand with the line work. To the extent possible, remove or lighten line work so the proposed landscaping is clear.
- 13) Specify the quantity for each plant within the plant schedule.
- 14) At approximately 51 feet above grade, the hotel is well below the height limits established in the MSP Airport Zoning Ordinance. The maximum construction height, including construction cranes, is 110 feet above grade. Will cranes exceed that total height?

Building Department Review Contact: Tim Skusa at tskusa@BloomingtonMN.gov, (952) 563-8953

- 1) Shall meet all requirements of the MN Accessibility Code Chapter 1941.
- 2) Provide recycling space as required by MN Building Code Section 1303.1500.
- 3) It appears that the stairs on the first level go both up and down. Is there a lower level?
- 4) This corridor system is required to be rated continuously to the exit of the building and may not go through the intervening spaces shown on the plan.

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

- 1) Comply with all requirements of the MN Accessibility Code. NOTE: All Access aisles shall be a minimum of 8' in width.

Public Works Review Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

- 1) Use trail detail provided by City of Bloomington Engineering.
- 2) A Minnesota licensed civil engineer must design and sign all civil plans.

Construction/Infrastructure Review Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

- 1) Maintain minimum 2' clear from trail to sign.
- 2) If detectable warning is required/used, the City standard is to use a metal truncated dome vs. a grooved ramp.
- 3) Suggest 2.5"-3" of HMA Pavement if this trail will be plowed by a truck.
- 4) Use City Standard Details for driveways, concrete, utilities, erosion control, etc.
- 5) CDOT? Should be referencing either MnDOT or City of Bloomington.
- 6) Dimensions for walk area missing.

- 7) 8" Concrete for City Standard nonresidential. No steel reinforcement within City ROW.
- 8) B618 or B624 Curb for City Standard Non Residential Driveway.
- 9) May want to consider moving wall back to provide snow storage. A railing this close to the drive aisle needs to be designed for traffic loads. As long as there are no easements to prevent the wall from moving, it may be better from a design and maintenance standpoint.
- 10) Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.
- 11) Revise note to say "Standard Specification for Construction."
- 12) Per Bloomington Specifications this is only correct if the bury depth is 8.5' or less. Since note 18 states minimum 8' maximum 10' bury. This then becomes CL 53-CL56 depending on pipe size.
- 13) This is not the Old Shakopee Road Pavement Section: 8" bituminous over 4" Class 5 aggregate base. Also, note this road section was overlaid in 2014 and cuts in the road are subject to a street degradation fee and other requirements.
- 14) Need to install connection to existing walk system including an ADA compliant pedestrian ramp.
- 15) Install driveway apron per City detail.
- 16) Do not swale over the trail. This will create slippery surface in the winter.
- 17) Only the green area (or its equivalent) that currently drains to the ROW may drain to the ROW. In addition, it is not currently concentrated flow and needs to remain sheet flow.
- 18) Show proposed grades of trail. Must meet MnDOT trail standards.
- 19) Show ADA compliant ped ramp & landing area.
- 20) A swale that crossing the driving path will drive poorly. Suggest grading so water drains to curb and gutter to facilitate pavement life as well.
- 21) Label 808 contour.
- 22) Is this railing traffic rated? Given its proximity to the parking lot with no clear zone it will need to be. The attachment does not look adequate. Provide certification/documentation from engineer.
- 23) Match existing pavement section - 8" bituminous/4" Class 5 Aggregate Base
- 24) Use 3" Type SP 9.5 Wearing Course Mixture (2,B) (SPWEA230B) over 6" Class 5 Aggregate Base.
- 25) Old Shakopee Road was overlaid in 2014. This road is still subject to street degradation fee requirements.
- 26) Add standard median nose here
- 27) Update to a MnDOT standard
- 28) As stated earlier, no bars or WWF in ROW
- 29) Use B618 or B628 in ROW

- 30) Add median bull nose detail for work in ROW
- 31) Update to MnDOT standard callouts.
- 32) Use a double row of silt fence in areas to protect the bluff. Single row is ok elsewhere
- 33) This site is right adjacent to the refuge. There are deer, coyotes, turkeys, etc. Lots of wildlife in the area
- 34) Bloomington is in Zone 4. Please select Zone 4 hardy plants
- 35) Existing curb cuts must be removed and replaced with curb and gutter per City standard details.
- 36) 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
- 37) A sidewalk or trail meeting the requirements of the City Code and/or Alternative Transportation Plan must be constructed at the developer's expense.
- 38) Illustrate that sidewalks meet ADA requirements for cross slope and longitudinal grade. Construct sidewalk ramps with metal truncated domes, if required.
- 39) Add median plow nose.

PW Admin Review Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

- 1) Utilities entering property are private service lines. No public easements required. This includes the storm water utility easement shown over the underground chamber.

Traffic Review Contact: Tom Bowlin at tbowlin@BloomingtonMN.gov, (952) 563-4914

- 1) No yellow, white striping only per MMUTCD.
- 2) No yellow, white per MMUTCD.
- 3) White, not yellow. Can have a black contrast stripe underlying white on concrete pavement.
- 4) A traffic control plan submittal with the development application, not during permitting, is needed for utility and median work in EOSR do to the complexity.
- 5) Suggest flip flop of sign and sidewalk locations. Pedestrian expectation, especially visually impaired, is for straight pedestrian routes. Suggest a ped route as shown with green highlight. Proposed monument sign location as shown has potential to limit sightline between egress motorists leaving and traffic approaching from the west, specifically the NB to EB right turning traffic. Suggest sign location to be moved west somewhere where sidewalk is currently shown.
- 6) Add Keep Right sign (MMUTCD sign number R4-7).
- 7) Suggest providing a pedestrian route that has a straight alignment. Especially for visually impaired pedestrians, those in wheel-chairs, etc.
- 8) A Hennepin County right-of-way permit is required.

- 9) What is this sidewalk width dimension? Please add.
- 10) Install crosswalk pavement markings in accordance with MMUTCD.
- 11) A Hennepin County permit will likely be needed for this work.
- 12) Show and label existing street light poles, handholes, conduit, and signal interconnect on the plans. Street lighting and interconnect conduit must be exposed for city inspection prior to pouring concrete or backfilling excavation in city right-of-way.
- 13) All paving activities and truck stacking must occur on private site. No staging or stacking or work activities will be allowed on or from East Old Shakopee Road.
- 14) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 15) Median nose is shown too far east. Contact Tom Bowlin to discuss a final location.
- 16) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.
- 17) Disabled parking signage and pavement markings must be placed in accordance with ADA and MMUTCD.
- 18) 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.

Utility Review Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

- 1) Private common utility easement/agreement must be provided if the north half of the lot is going to split off as another ownership.
- 3) A Minnesota licensed civil engineer must design and sign all civil plans.
- 4) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 5) Contractor shall obtain a Public Works permit for underground work within the right-of-way. Permit is required prior to removals or installation. Contact Utilities (952-563-4568) for permit information.
- 6) 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
- 7) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 8) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 9) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 10) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss.

- 11) Provide and Show valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 12) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius.
- 13) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 14) 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.
- 15) 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.
- 16) An inspection manhole is required on all commercial sewer services.
- 17) Use standard short cone manholes without steps.
- 18) Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement.
- 19) Install interior chimney seals on all sanitary sewer manholes.
- 20) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 21) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 22) Sanitary sewer mainline, clean-outs, manholes, and services must be designed with adequate depth of cover or install high-density polystyrene insulation to prevent freezing.
- 23) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.
- 24) 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.
- 25) Locate other underground utilities (i.e. Gas and Electric etc.) far enough away from the water and sewer lines so that future repairs can be made without damaging the adjacent underground utilities. The cluster of four utilities within 12 feet shown on the plan is not workable.
- 26) A Valve must be installed on the 12" City Watermain between the two water services to accomplish looping/ redundancy.
- 27) A Hydrant must be located within 50' of the FDC.
- 28) Remove PVC watermain note.
- 29) Install a MH at the future Sewer Service connection instead of a cleanout.

- 30) Don't Install first 2 sewer cleanouts and only install cleanouts at the building if there is a gravity grease interceptor installed.

Water Resources Review Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

- 1) Replace CMP within ROW.
- 2) 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
- 3) Pavement repairs in the street per the City ROW restoration policy.
- 4) HDPE pipe connections into all concrete structures must be made with water tight 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.
- 5) Remove CMP within ROW, can realign new pipe.
- 6) After staff approval of stormwater management plans, provide an extra set of plans for staff to submit to Lower Minnesota River Watershed District. Bluff Impact Zone needs to be verified.
- 7) See Document Markups.
- 8) Storm sewer design needs to meet 10-yr conveyance design, show inverts and rim elevations. 4'x4' junction boxes are uncommon, consider 48" Dia. Manholes or as sizing requires.
- 9) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 10) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 11) An erosion control bond is required.
- 12) Show erosion control BMP locations on the plan.
- 13) List erosion control maintenance notes on the plan.
- 14) Stormwater report is under review.

Environmental Health Review Contact: Erik Solie at esolie@BloomingtonMN.gov, (952) 563-8978

- 1) Provide 2 complete separate sets including HVAC, Plumbing and electrical to the Environmental Health Division
Provide electronic copy of all specification sheets
Provide a copy of the menu for both facilities

Provide an Environmental Health plan review application

Assessing Review Contact: Kent Smith at ksmith@BloomingtonMN.gov, (952) 563-8707

- 1) If the property is conveyed from MAC prior to July 1, 2017, it will become taxable retroactively back to January 2, 2017 for taxes payable in 2018. If the property is conveyed from MAC after June 30, 2017 it will become taxable for January 2, 2018 for taxes payable in 2019.
- 2) The re-platting of the property triggers the potential for Park Dedication. The amount calculated is \$24,102. There is no credit given for apartment buildings that were once on site, as they have been gone for over five years.