



Development Review Committee

Approved Minutes

Pre-Application, PL2017-169
Meeting Date: August 29, 2017
McLeod Conference Room
Bloomington Civic Plaza
1800 West Old Shakopee Road

Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965	Jen Blumers (Assessing) 952-563-4749
Duke Johnson (Bldg & Insp) 952-563-8959	Don Palmer (Assessing) 952-563-4644
Bruce Bunker (Eng.) 952-563-4546	Heidi Miller (Police) 952-563-4975
Glen Markegard (Planning) 952-563-8923	Michael Centinario (Planning) 952-563-8921
Eileen O'Connell (Pub. Health) 952-563-4964	Glen Markegard (Planning) 952-563-8923
	Mike Hiller (Planning) 952-563-4507

Project Information:

Project	Minnesota Center Hotel and Restaurant
Site Address	3901 MINNESOTA DR, BLOOMINGTON, MN 55435
Plat Name	
Project Description	Major revision to preliminary development plan and final development plan for a 214 room hotel and 7,000 square foot restaurant at 3901 Minnesota Drive.
Application Type	Preliminary Development Plan; Final Development Plan
Staff Contact	Mike Centinario - mcentinario@BloomingtonMN.gov (952) 563-8921
Applicant Contact	David Anderson, Frauenshuh Inc.; david.anderson@fraunshuh.com
Post Application DRC	YES

Guests Present:

Name	Email
Joe Pereles, Drury Hotels	Joe.pereles@druryhotels.com
David Anderson, Frauenshuh Inc.	David.anderson@frauenshuh.com
Vicki VanDell, Loucks	vvandell@loucksinc.com

INTRODUCTION – :

- Mike Centinario (Planning):
 - Introduced the project as a major revision to the preliminary and final development plans for a 9-story, 214-room hotel and 7,000 square foot, free-standing restaurant at the site. The site is part of a planned development that includes the adjacent Minnesota Center building.

Discussion/Comments:

- Jen Blumers/Don Palmer (Assessing):
 - Blumers asked if platting is part of the project, Centinario stated no.
 - Palmer stated a parking agreement exists with the office use on the site and this project may require the agreement be amended.
- Erik Solie (Environmental Health):
 - Not present, comments are included in the red-lined plan which will be provided to the applicants.
- Duke Johnson (Building and Inspection):
 - When 60 to 70 percent of the plans are available on this project, please set up a plan review meeting with the senior plan review team. Handed out an information sheet with current adopted building codes and asked the applicants to provide the sheet to the engineer and architect.
- Laura McCarthy (Fire Prevention):
 - Emergency vehicle circulation is the biggest issue for the site. Will need to work with the applicants to come up with an acceptable solution.
 - Confirmed there will be a restaurant component to the hotel, but not a full kitchen.
 - Restaurant suppression system is required to be connected to the sprinkler system of the hotel.
 - It is possible the parking ramp will be required to be sprinklered due to limited access.
 - Ladder 4 turning radius specs will be provided to applicant through engineering.
- Heidi Miller (Police):
 - Auto theft has been an issue in this area and stated adhering to the lighting standards will deter this kind of activity.
 - Commended the applicants on their safety minded approach when building hotels.
- Bruce Bunker (Utilities):
 - Provide civil plans for the project.
 - SAC determination is required. Contact Met Council.
 - Submit a copy of the Nine Mile Creek Watershed District permit and comments prior to issuance of permit.
 - Common driveway will need an easement agreement with property owners to the west.
 - Private common utility easement/agreement must be provided with property owner to the west.
- Eileen O'Connell (Public Health):
 - Confirmed the hotel and restaurant will be smoke free.
 - Be aware of MN requirements for providing an area to support nursing mothers.
- Mike Centinario (Planning):
 - If not already investigated, consider shifting the hotel to front France Avenue instead of Minnesota Drive. France Avenue is the primary street, which would be well "framed" if the hotel was shifted 90 degrees.

- The current zoning is CS-1, which limits FAR to 1.0 and requires a minimum 60 foot setback. Staff would support a request to rezone to a newer district, where minimum setbacks are significantly less. Even under a different commercial zoning district, setback deviations would need to be approved by the City Council. Structure setbacks from the property line would be 35 feet. Hotels would be a permitted use. Consider establishing a separate planned development from the Minnesota Center office building. Shared parking could be accomplished through parking/access easements.
- The minimum building area for a freestanding restaurant is 10,000 square feet. A 7,000 square foot restaurant would require planned development flexibility. Consider integrating, or physically attaching, the restaurant to the hotel.
- Based on the proposed room count, the parking requirement for the hotel would be 234 rooms. Proposed banquet/meeting spaces would require additional parking. The Code requirement for banquet/meeting spaces is 1/3 the occupancy. Restaurant parking is based on the seat count as opposed to a square footage ratio. Please provide the number of proposed restaurant seats. Also identify the number of seats for a hotel restaurant. Because the site is linked to the adjacent office building, please provide building information, including the amount of parking at the Minnesota Center so staff can complete a thorough parking analysis.
- At least 66 trees and 166 shrubs must be provided throughout the site. Existing trees, if retained, would count towards meeting the landscaping requirement.
- Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 2.0 foot-candles is required on the parking surface (which may be reduced to 1.0 foot-candles for the outer perimeter of the parking lot. Primary entrances must provide a minimum 10.0 foot candles.
- Exterior materials must meet Section 19.63.08. Brick, stone, and glass are approved materials. EIFS is not an approved material and may only be used up to 15 percent of a particular building elevation. Three coat stucco with an acrylic finish, however, is permitted subject to performance standards outlined in Section 19.63.08.
- Interior trash and recycling must be provided. Trash enclosures are not permitted.
- Provide a sidewalk connection from the building to public sidewalk or street. Pedestrians must have a direct sidewalk connection to the hotel and restaurant from the public sidewalk.
- Glen Markegard
 - Confirmed the project will be phased, hotel first, then parking deck and restaurant.
 - Confirmed the user for the restaurant has not yet been identified.
 - Stated more research needs to be done to determine if park dedication fees were paid at the time the site was developed or if the fees were deferred. If fees were deferred, this project may trigger payment of those fees.



Comment Summary

Application #: PL201700169

Address: 3901 Minnesota Drive

Request: **Major revision to preliminary development plan and final development plan for a 214 room hotel and 7,000 square foot restaurant at 3901 Minnesota Drive.**

Meeting: Pre-Application DRC - August 29, 2017

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

- 1) Must meet current MN State Building Code. Please contact Building and Inspections at 952-563-8930 for further information.

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

- 1) Add a sidewalk connection from the restaurant to the public sidewalk.
- 2) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 3) A Minnesota licensed civil engineer must design and sign all civil plans.
- 4) 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.
- 5) Re-install Standard Non-Residential Driveway Approach in the widened entrance.
- 6) Included ADA accessible connection to public sidewalk for access to lower and upper levels.

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

- 1) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 2) A Minnesota licensed civil engineer must design and sign all civil plans.
- 3) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 4) 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.
- 5) 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.
- 6) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.

- 7) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.
- 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) Provide peak hour and average day water demand and wastewater flow estimates.
- 11) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss.
- 12) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 13) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius.
- 14) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 15) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 16) 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.
- 17) 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.
- 18) An inspection manhole is required on all commercial sewer services.
- 19) Use standard short cone manholes without steps.
- 20) Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement.
- 21) Install interior chimney seals on all sanitary sewer manholes.
- 22) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 23) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 24) 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.
- 25) Use schedule 40, SDR 26, or better for PVC sewer services.
- 26) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.
- 27) 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.

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

- 1) The site is currently being used with a surface parking lot. Include information and agreements about how that existing parking demand is addressed.
- 2) 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.
- 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) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.
- 5) Provide trip generation numbers for the site using ITE Trip Generation Standards. Determine if a traffic study is needed for this new use.
- 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.
- 7) Show location of a bike rack and bike rack detail on the plan.
- 8) List the number of parking spaces required by city code and the number of spaces provided on the site plan.
- 9) Show the drive aisle width or parking space dimensions on the plan and verify they meet the City Code requirements (21.301.06)

Water Resources Contact: Steve Segar at ssegar@BloomingtonMN.gov, (952) 563-4533

- 1) Check soils for contamination from old landfill site.
- 2) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 3) 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
- 4) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan. Check soils for environmental issues, near old landfill site.
- 5) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 6) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 7) An erosion control bond is required.
- 8) Show erosion control BMP locations on the plan.
- 9) List erosion control maintenance notes on the plan.
- 10) Provide a turf establishment plan.

- 11) 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.
- 12) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits. (www.ninemilecreek.org)
- 13) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.

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

- 1) Private common utility easement/agreement must be provided.
- 2) Private common driveway/access/parking easement/agreement must be provided.
- 3) Show and label all property lines and easements on all plan sheets.

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

- 1) All trash and recycling must be stored within the principle structure.
- 2) Please provide Environmental Health Plan Review application with building permit submittal.
- 3) Provide specification sheets for all food service equipment.
- 4) A separate permit is required both the hotel and food service of the hotel.
- 5) Provide two complete sets of plans including plumbing, electrical, architectural, HVAC to the Environmental Health Division.

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

- 1) If not already investigated, consider shifting the hotel to front France Avenue instead of Minnesota Drive. France Avenue is the primary street, which would be well "framed" if the hotel was shifted 90 degrees.
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opposed to a square footage ratio. Please provide the number of proposed restaurant seats. Also identify the number of seats for a hotel restaurant.

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- 8) A three foot high screen for a parking lot adjacent to all public streets.
- 9) Interior trash and recycling must be provided. Trash enclosures are not permitted.
- 10) Each parking lot island must be 8 feet wide (inside to inside measurements) and must have a minimum of one tree. This is a challenge given the proposed parking deck. A concern is that meeting the minimum landscaping requirements will be difficult. Ornamental trees and shrubs in planters located on the upper parking level may be a design alternative.
- 11) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.
- 12) Ensure parking stalls meet the City dimensions. Stall dimensions are 9 by 18 feet. Drive lanes must be 24 feet (Section 21.301.06). Also review current Minnesota Accessibility Code requirements for accessible parking stalls.
- 13) Provide a sidewalk connection from the building to public sidewalk or street. Pedestrians must have a direct sidewalk connection to the hotel and restaurant from the public sidewalk.