

Date March 15<sup>th</sup> 2017

**SUBJECT: Northwood Re-Development Project Narrative**

**Project Description:**

Hawkeye Hospitality intends to develop a new Holiday Inn Express & Suites in Bloomington, Hennepin County, Minnesota, at the SE quadrant of East 78<sup>th</sup> Street and 12<sup>th</sup> Avenue South.

The site is currently divided up into 5 parcels that are located on the east and west sides of 13<sup>th</sup> Ave south, these 5 parcels will be re-platted into one large site addressing on 12<sup>th</sup> Ave South. (The parcels include PID #0202724120019 which is currently the Northwood Inn & Suites, PID #0202724120001, PID #0202724120002, PID #0202724120022, and PID #02027424120011.) It is requested that the city vacate 13<sup>th</sup> Ave South between the proposed parcels so that the site can be platted into one large parcel. This would allow the development to have a cohesive feel and enough space construction of the new building and the required surface parking. In order to facilitate the vacation of this road the development will include 2 new cul-de-sacs one at the north and one at the south ends of the vacated road, along with a utility easement to protect the infrastructure in the area of the existing road. The new site will include a new drive way entrance off the north, south and west sides of the site. It will include a large porte cochere to provide the guest with a covered short term parking area for hotel check in. The rest of the site will be utilized for surface parking.

This new hotel will be a 5-story, wood construction building with on-site surface parking. It will include approximately 171 guest rooms. The first floor of the building will have the buildings public spaces, back of house spaces, recreation spaces and a wing of guest rooms. The upper floors will be guest room floors with minimal back of house spaces. The exterior of the building will be clad in manufactured stone, stucco and limited amounts of EIFS trim.

**Section 19.24– Zoning Districts:**

This site is currently zones Freeway Development 2 (FD-2) with an Airport Runway overlay (AR-22). We are proposing re-zoning the site to a Freeway Office 4 (C-4) zone with the Planned Development (PD) Overlay. Using the site for a Hotel development would require conditional use permits to be regularly submitted under the current zoning, as it is not a permitted use. Hotels are a permitted use under the C-4 zone. We are seeking development flexibility through the planned development process.

**Section 19.51 – Refuse Handling and Storage Facilities**

No flexibility is requested. It is our intent to provide storage for refuse and recyclable materials within the principal building per the requirements of this section.

**Section 19.52 – Landscaping and Screening**

The landscape design will feature a mixture of plant materials that are distributed throughout the site. The design will reflect the hotel standards to have primary landscape installations near the main lobby, the porte cochere, and all secondary entrances. A fenced in hardscaped patio will be adjacent to the buildings to act as an extension of the great room during seasonal times. The landscape design also includes “clusters” of landscaped areas along 12<sup>th</sup> Ave. South to

accommodate emergency operations. This development will be fully irrigated per the hotel requirements.

#### **Section 19.52.01 – Screening of Roof-Mounted Equipment**

No Flexibility is requested. We will screen any roof-mounted equipment per the requirements of this section.

#### **Section 19.63.08 – Exterior Materials and Finish**

No Flexibility is requested. It is our intent to use only exterior finish materials allowed by this section.

#### **Section 21.205.04 – Freeway Office (C-4) District**

This has been our basis for zoning for the parcels that we have based our minimum standards from. The following development and site characteristics are based on the C-4 zoning district.

#### **Section 21.301.01 – Development Intensity and Site Characteristics**

Zoning District – C-4

	<u>Minimum</u>	<u>Maximum</u>	<u>Proposed</u>
Floor Area Ratio:	0.4	2.0	0.75
Building Floor Area:	20,000 sf		92,400 sf
Impervious Surface Area:		90%	74.9%
Site Area:	120,000 sf		123,400 sf (2.83 acres)

No Flexibility is requested. It is our intent to meet all the standards required by this section.

#### **Section 21.301.02 – Structure Placement**

Zoning District – C-4

	<u>Minimum</u>	<u>Maximum</u>	<u>Proposed</u>
Along Public Street:	35'	NA	
- 12 <sup>th</sup> Ave South			35' + at main building & 33'-5" at build outs *
- 78 <sup>th</sup> Street East			35' +
- 78 <sup>th</sup> Street East Cul-de-sac			26'-5" *
Rear:	30'	NA	30' +
Side:	30'	NA	30' +
Adj. to Residential:	50'	NA	NA

\* Indicates need for flexibility from standard

The deviation from the required setback on 12<sup>th</sup> Ave South is necessary in order to provide adequate parking and landscaping on the proposed site.

The deviation from the required setback on the 78<sup>th</sup> Street East Cul-de-sac is necessary for us to be able to meet the Section 19.51 Refuse Handling and Storage Facilities requirements. This building will require at a min 2 eight yard dumpsters and there would not be adequate space in the proposed trash room if we did not exceed those setbacks.

#### **Section 21.301.03 – Structure Design**

No Flexibility is requested. It is our intent to meet all the standards required by this section.

#### **Section 21.301.04 – Sidewalks**

No Flexibility is requested. All required new public sidewalks will be constructed per plan.

#### **Section 21.301.06 Parking and Loading**

- A) Based on the minimum off-street parking requirements, the Holiday Inn Express & Suites is calculated as: 171 rooms x 1.1 spaces per room for a total of 188 parking stalls required. We are proposing 171 parking stalls on at a 1:1 ratio. We feel that a 10% reduction in parking on this site will still adequately meet the needs of the current facility. Below is a list of features that aid in the reduced need for parking

- a. There are a number of Metro Transit stops along America Blvd. and 12<sup>th</sup> Ave. South. Some of the Busses & routes that pass by our hotel site are listed here;

BUS STOP #	ROUTE #	ROUTE NAME
673	552	Express / 12 <sup>th</sup> Ave S.
4524	5E	Chicago/Mall of Amer
4524	542A	Chicago/Mall of Amer
4517	5M	Fremont Av / Brklyn Ctr / Transit Ctr
4517	5F	Emerson/26 <sup>th</sup> Ave-Bradway
4517	542B	W 84 <sup>th</sup> St / Norman Ctr
4525	540	76-77 <sup>th</sup> St. / Mall Amer
4525	515C	66 <sup>th</sup> St / Mall Amer / Bloom Ave
4516	540C	76-77 <sup>th</sup> St. / 78ST-Cahill / Norman Ct.
4516	5F	Emerson/26 <sup>th</sup> Ave-Bradway
4516	542B	W 84 ST / Norman Ctr
703	515C	66 <sup>th</sup> St / Southdale / Bloom Ave
672	515C	66 <sup>th</sup> St / Mall Amer / Bloom Ave
672	552	Express / 12 <sup>th</sup> Ave S.
702		

- b. Nokomis – Minnesota River Regional Trail runs along the West side of 12<sup>th</sup> Ave. easy access to this could be beneficial to employees who want to bike or walk to work instead of driving.
- c. The emergence of rideshare options such as Uber & Lyft will help reduce the number of personal trips to and from this site.
- d. The hotel will provide an Airport shuttle which will help reduce the need for parking
- e. The site will include bike racks to encourage the use of the nearby trail systems
- f. The hotel franchise requires a 1:1 parking ratio for any new developments based on their previous experience.
- g. Prior to submitting these plans for permitting the required Traffic Demand Management Study will be performed.
- B) Flexibility is requested for the 20' minimum parking setback around the 78<sup>th</sup> Street East cul-de-sac. We currently are showing 2 stalls that encroach on that setback approx. 8'-8". These stalls are critical to meeting our proposed parking number and we feel that they do not infringe on the current layout of the cul-de-sac.
- C) Flexibility is requested for the 20' minimum parking setback around the 13<sup>th</sup> Ave South cul-de-sac. We currently are showing 1 stall that encroaches on that setback approx. 6'-

0" This stalls is critical to meeting our proposed parking number and we feel that they do not infringe on the current layout of the cul-de-sac.

**Section 21.301.07 – Exterior Lighting**

No flexibility is requested. It is our intent to meet all of the listed requirements for exterior lighting on the Hampton Inn & Suites site.

These documents are being submitted for your reference during the following reviews;

- Preliminary Plat
- Final Plat
- Rezoning
- Preliminary development plan review
- Final Development Plan review process.