



Development Review Committee

Approved Minutes

Development Application, #PL2017-274

Mtg Date: 12/19/2017

McLeod Conference Room

Bloomington Civic Plaza

1800 West Old Shakopee Road

Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965
 Randy Quale (Park & Rec) 952-563-8876
 Bernadette Gillespie (Bldg. & Insp) 952-563-4709
 Jen Desrude (Eng.) 952-563-4862
 Eric Wharton (Utilities) 952-563-4579
 Amy Schmidt (Legal) 952-563-4889

Kent Smith (Assessing) 952-563-8707
 Erik Solie (Env. Health) 952-563-8978
 Doug Junker (Licensing) 952-563-4923
 Michael Centinario (Planning) 952-563-8921
 Glen Markegard (Planning) 952-563-8923
 Mike Hiller (Planning) 952-563-4507
 Eileen O'Connell (Pub. Health) 952-563-4964

Project Information:

Project	Drury Plaza Hotel
Site Address	3901 MINNESOTA DR, BLOOMINGTON, MN 55435
Plat Name	MINNESOTA CENTER 2ND ADDITION;
Project Description	Rezoning, Preliminary Development Plan and Final Development Plan for a 9 story, 214 room hotel and a future 7,000 square foot freestanding restaurant
Application Type	Rezoning Preliminary Development Plan Final Development Plan
Staff Contact	Mike Centinario; 952-563-8921; mcentinario@BloomingtonMN.gov
Applicant Contact	Larry Westrich, Drury Southwest Larry.Westrich@drurysouthwest.com; (573) 335-3134
PC (tentative)	1/11/18
CC (tentative)	2/5/18

Guests Present:

Name	Email
Larry Westrich, Drury Southwest	Larry.Westrich@drurysouthwest.com
Vicki VanDell, Loucks	vvandell@loucksinc.com
Ross, Hedlund, Frauenshuh	Ross.hedlund@frauenshuh.com

Introduction: Michael Centinario (Planning)

applicant is proposing to rezone the parcel to the C-4 zoning District. The parcel is currently a part of an existing Planned Development with an existing Preliminary Development Plan which is significantly different

than what is proposed. The applicant is also proposing a major revision to the existing Preliminary and a Final Development Plans for a 9-story, 214 room hotel and a future 7,000 square foot restaurant with two levels of structured parking.

Discussion/Comments:

- Randy Quale (Park and Recreation):
 - No comment.
- Kent Smith (Assessing):
 - No comment.
- Erik Solie (Environmental Health):
 - Clarified that Drury is the identified flag of the hotel and clarified it is an independent family owned brand found mostly in the Midwest.
- Bernadette Gillespie (Building and Inspection):
 - When the building plans are at the 80 percent completed mark, please set up a pre-building application meeting with Building and Inspections.
- Laura McCarthy (Fire Prevention):
 - Many comments were added to the red-lined plans.
 - Parking structure and fire department access are the main concerns. East and west sides of hotel do not have adequate emergency vehicle access. Looking for the entire parking structure to be able to support 40 tons (80,000 pounds) throughout and around the hotel. Hose valves will also be required inside the parking structure. Will need to work closely with Engineering/Utilities on how to install fire hydrants at the top level of the parking structure to give adequate protection for the hotel and restaurant.
 - Need interior and exterior access to all stairwells on all levels of the structures.
 - Need to work with applicant to ensure adequate radio coverage throughout the property and within the structures. Hood suppression system will be required to be connected to sprinkler system for the restaurant(s).
- Heidi Miller (Police):
 - Although not present, Police will provide applicant representatives with crime free handout and lighting information.
- Jen Desrude (Engineering):
 - Update private common agreements.
 - Bike racks required.
 - Separate plan sheet for right turn will be needed.
 - Please forward Nine Mile Creek Watershed District permit information to Desrude.
 - Please set up a meeting with Engineering to go over questions or comments on the Comment Summary.
- Eric Wharton (Utilities):
 - Serious concerns regarding the water supply throughout the site. When meeting with Engineering, Utilities will likely have to be present as well.
 - Kitchen facilities inside the hotel will likely be required to have an exterior grease trap outside of the hotel that needs to be serviceable.
 - Asked for clarification regarding the drainage of the parking structure. VanDell stated the top level water runoff from the parking structure will drain to the storm sewer, filtrated and used for irrigation and the interior levels of the parking structure will drain to the sanitary sewer. Wharton stated if the interior levels are considered open, they would be required to drain to the storm sewer. Detailed analysis of this will be needed to ensure no spillover into the sanitary sewer

system. McCarthy added that the determination of whether the parking structure is considered open or closed is very important as sprinkler coverage of the lower levels could be triggered.

- Fire flow tests will be needed to determine your needs in both domestic and fire systems.
- Eileen O'Connell (Public Health):
 - No comment.
- Doug Junker (Licensing)
 - Clarified there will be an internal capture restaurant and bar within the hotel. (30-seat minimum for a liquor license)
- Amy Schmidt (Legal)
 - No comment.
- Mike Centinario (Planning):
 - Adjustment needed for inconsistencies in the landscaping plans. Ash trees cannot be counted as part of the landscaping plan since they are on the prohibited tree list. Existing ash trees can be left on the site, but not counted as part of the plan. (See Comment Summary – Planning #5 for details).
 - Lighting plan is deficient. (See Comment Summary – Planning #6 for details)
 - Exterior materials must meet Section 19.63.08. (See Comment Summary – Planning #7 for details)
 - Interior trash with interior access is required. Trash facilities for the hotel and restaurant do not appear to meet Code requirements (See Comment Summary – Planning #10 for details)
 - An eight-foot sidewalk required along France Avenue. (See Comment Summary – Planning #12 for details)
 - Signage could be difficult on this parcel. Any freestanding signs for Drury will need to be worked out with the Minnesota Center ownership group..
- Desrude will schedule an Engineering/Utilities/Fire meeting ASAP to address plans that need to be revised before the Planning Commission meeting packet is prepared and sent out to the Planning Commissioners.



Comment Summary

Application #: PL2017-274

Address: 3901 MINNESOTA DR, BLOOMINGTON, MN 55435

Request: **Rezoning, Preliminary Development Plan and Final Development Plan for a 9 story, 214 room hotel and a future 7,000 square foot freestanding restaurant**

Meeting: Post Application DRC - December 19, 2017
Planning Commission (scheduled) - January 11, 2018
City Council (tentative) - February 05, 2018

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

- 1) City staff believes the C-4 Freeway Office is the most appropriate zoning district for this particular site. Hotels are a permitted use in the C-4 district.

Restaurants are conditionally permitted, although staff is working towards a City Code amendment to make restaurants a permitted use, subject to a set of detailed performance standards.

Depending on when an application is submitted, a final development plan and conditional use permit would be required to approve the phase 2 restaurant.

- 2) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.
- 3) Provide a sidewalk connection from the building to public sidewalk or street.
- 4) List the number of parking spaces required by city code and the number of spaces provided on the site plan.
- 5) Landscaping plan requires minor adjustments. The existing/proposed plantings on sheet L1-1 does not match planting schedule on sheet L2-1. The existing ash trees along France Avenue cannot be counted towards meeting the tree requirement; ash trees are prohibited trees. The ash trees may be retained, but do not count towards meeting the tree requirement. Add five canopy trees to the landscaping plan.

Prior to the issuance of a building permit, a landscaping performance bond must be issued to the City. The bond amount is \$82,849 (\$0.50 per square foot site area).

- 6) 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. The lower level of the parking structure requires 3.0 footcandles and 1.5 footcandles for the outer perimeter. The proposed lighting plan is not Code compliant.

Submit a "maintained" lighting plan in addition to the "initial" lighting plan. The maintained lighting plan will run photometric calculations with a 0.81 light loss factor.

LED testing results are needed for the walkway-style LED luminaire.

- 7) Exterior materials must meet Section 19.63.08. Please recall there are specific performance standards related to acrylic finishes.

A condition of preliminary development plan approval is that the parking structure surface is clad with Kasota or Mankato limestone. Consider using the same stone for the first floor of the hotel for architectural consistency. Prior to the issuance of a building permit, submit for review elevation drawings depicting how stone would be incorporated into the parking structure design.

- 8) All rooftop equipment must be screened equal to the height of the equipment (Section 19.52.01).
- 9) A three foot high screen for a parking lot adjacent to all public streets. If a parking structure wall is at least 3 feet between the grade and the wall opening, the screen requirement is met.
- 10) Interior trash and recycling must be provided along with an interior access. Trash enclosures, such as the enclosures depicted on the site plan, are not permitted. Plans must be revised to incorporate fully enclosed trash rooms.
- 11) Kitchen plans must be reviewed by Erik Solie with the City of Bloomington Environmental Health Department. Kitchen plans must be approved by Environmental Health before a building permit is issued.
- 12) The six-foot sidewalk along France Avenue South must be reconstructed as an 8-foot sidewalk.
- 13) When sidewalk is immediately adjacent to parking stalls the total width of sidewalk, including the curb, is 7 feet to account for vehicle overhang.
- 14) Kasota or Mankato stone is required to face the parking structure. For architectural unity, the same stone should clad the first level.
- 15) City Code has maximum lumens/square foot standards for up-lit architectural lighting. Include light locations on scaled elevation drawings.
- 16) The freestanding sign shown on the upper site plan does not meet the minimum 20 foot setback from W. 78th Street. Sign, foundation, and electrical permits will be required to relocate the existing freestanding sign. Removing the keystone wall sign on the corner of France Avenue and Minnesota Drive would allow an additional freestanding sign oriented towards Minnesota Drive. Coordination with the Minnesota Center ownership group will be required to accommodate freestanding signage along France Avenue and W. 78th St.
- 17) The freestanding sign shown on the upper site plan does not meet the minimum 20 foot setback from W. 78th Street. Sign, foundation, and electrical permits will be required to relocate the existing freestanding sign. Removing the keystone wall sign on the corner of France Avenue and Minnesota Drive would allow an additional freestanding sign oriented

towards Minnesota Drive. Coordination with the Minnesota Center ownership group will be required to accommodate freestanding signage along France Avenue and W. 78th St.

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

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

- 1) Provide 2 complete separate sets of plans, including, plumbing, electrical, architectural, and HVAC to the Health Department
- 2) Provide Environmental Health Plan Review application with submittal. A separate permit is required for Lodging and Food.
- 3) All trash and recycling must be stored within the principle structure of the building. Access to the room must be from inside the building.
- 4) Provide specifications for all proposed equipment
- 5) Provide at least three (3) feet between beds to meet Minnesota Lodging Code.

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

- 1) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.
- 2) Hose valves shall be provided throughout the lower level of the parking ramp.
- 3) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 4) Provide adequate turning radius for BFD Ladder 4 for all emergency vehicle access lanes.
- 5) All emergency vehicle access lanes including all areas of the parking structure (top and lower levels) shall support a minimum 40 tons.
- 6) Access shall be provided to/from all stairwells on all floors and parking levels.

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

- 3) 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.
- 4) A Minnesota licensed civil engineer must design and sign all retaining walls 4-feet high and higher and setbacks for the principle structure must be provided.
- 5) Provide a sidewalk connection from the building to public sidewalk or street.

- 6) Existing CBMH is not labeled for removal or alteration despite relocation of the proposed curb line.
- 7) The west side address stone is shown as a light pole, the one on C1-2 is shown as a sign. Neither symbol seems accurate.
- 8) City standard curb for the street is B618 not B612.
- 9) Please use street section to match what is existing. Note W. 78th Street is still considered a red street. Any damage or cuts will require restoration per City Policy.
- 10) Show that a passenger vehicle can turn right and enter the one way driveway without encroaching on lanes similar to the fire truck turning movement
- 11) Suggest wider turning radii for main driveway on the north side.
- 12) Add Right Turn Lane Sign and provide 2' clearance from both road and walk to edge of sign.
- 13) Submit a traffic control plan for work on W. 78th Street.
- 14) Increase sidewalk width to 7' when adjacent to parking.
- 15) If eastside crossing to 7760 France Ave is removed and pedestrians are directed to the west side of the entrance, sidewalks should be aligned properly.
- 16) Show three existing flag poles on the plan.
- 17) A 5 foot boulevard is recommended for
buffer and snow storage.
- 18) Move tree near the south entrance so not planted above the sanitary sewer line.
- 19) Along the north side, move trees so not planted on water line. Plant in gap between the two utility lines.
- 20) Revise grades of right turn lane so drainage is not running down the seam of the pavement joint and is in the gutter.
- 21) Show inlet protection on plans.
- 22) Check symbology of inlet protection on plan versus legend.
- 23) Include all B6/18 Curb and gutter detail.

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

- 1) Updated private common utility easement/agreement must be provided.
- 2) Updated private common driveway/access easement/agreement must be provided.

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

- 1) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.

- 2) 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.
- 3) Sidewalk connection from the building to public sidewalk or street must be ADA compliant.
- 4) Show location of a bike rack and bike rack detail on the plan. Short term bike storage (racks) should be provided within 50 feet of entrance (and visible) for visitors and long term bike storage (lockers or racks) should be provided within 50 feet of the employee entrance (can be outside with protection or inside).
- 5) Show ALL drive aisle dimensions on all plans.
- 6) Provide a signage plan for the entire site including MMUTCD compliant sign references and sizes. Due to the one-way nature of the site, the signage will need to clearly communicate the allowable site circulation using MMUTCD approved signs and pavement markings.
- 7) Similar to other requests to demonstrate site access, show deliver truck paths. Delivery trucks cannot travel counter to the one-way site access and cannot encroach into oncoming lanes.
- 8) Submit a separate plan sheet for the work in the ROW when applying for the ROW permit. Include lane widths, pavement markings, dimensions, types. Show existing and proposed signs as well as any sign removals and/or relocations. Necessary to ensure there the new turn bay works with the roadway and there is no conflicting movements/signage.
- 9) Not typical to mark crosswalk across driveway opening on the south, do not mark.
- 10) Realign the sidewalk on the east side of the crossing (south entrance) and do not add crosswalk markings. Do not angle the crosswalk through the intersection.

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

- 1) See Document Markups
- 2) Parking Structure interferes with both sanitary sewer, water and fire services along with viable space for exterior grease interceptors.
- 3) Public drainage/utility and easements must be provided on the plat.
- 4) A Minnesota licensed civil engineer must design and sign all civil plans.
- 5) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 6) 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.
- 7) 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
- 8) Show and label all property lines and easements on all plan sheets.

- 9) Move landscaping, pond, retaining wall, or other structure out of right-of-way or easement.
- 10) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 11) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.
- 12) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 13) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 14) Provide peak hour and average day water demand and wastewater flow estimates. Fire flow tests are needed and may significantly impact the water supply design.
- 15) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss.
- 16) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 17) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius.
- 18) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 19) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 20) 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.
- 21) 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.
- 22) An inspection manhole is required on all commercial sewer services.
- 23) Use standard short cone manholes without steps.
- 24) Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement.
- 25) Install interior chimney seals on all sanitary sewer manholes.
- 26) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 27) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 28) 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.
- 29) Use schedule 40, SDR 26, or better for PVC sewer services.

- 30) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.
- 31) 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.
- 32) Abandon all unused water services.
- 33) New hydrants and auxiliary valves are required for any altered hydrants.
- 34) Bring the new combined fire and domestic water from the 12 inch main in the street.
- 35) Some hydrant locations are not serviceable by vehicles and do not appear to be piped in a way that keep them from freezing.
- 36) Sanitary and both water service and water supply for hydrants cannot be installed under parking structures without casing pipes or mechanical chases that allow pipe to be services and protected from freezing at all times.
- 37) Water service should enter a heated mechanical room in the lower level of the parking structure.
- 38) Neither the proposed building water services nor the interior hydrants have a looped supply for redundancy or multiple sources during high demand. The parking structure appears to preclude looping. Alternatives need to be presented.
- 39) Civil concept plans for this cannot be approved without detailed mechanical plans of all piping in the parking structure (water, Storm Sewer, Sanitary Sewer and Grease Interceptors).
- 40) Separate all sewer and water services.
- 41) How is the interior lower level of the parking structure to be drained and is it intended to flow into a sanitary sewer? If there are sanitary sewer drains in the structure, the storm system must be designed to allow storm drainage into the sanitary sewer in any storm event.
- 42) Water services into the proposed buildings need to enter into a heated mechanical room and immediately connect to water meters. The water service connection from the City main to the meter room should have at least 8 feet of soil cover.

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

- 1) See Document Markups.
- 2) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan. See Sect IV A & B for MIDS Flexible Treatment Option Flowchart and FTO #2.
- 3) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.

- 4) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 5) An erosion control bond is required.
- 6) Show erosion control BMP locations on the plan.
- 7) List erosion control maintenance notes on the plan.
- 8) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 9) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org).
- 10) Lower level to drain to sanitary sewer except as approved by Building & Inspections.
- 11) Provide Treatment per MIDS Flowchart, See City SWMP Sect. IV A & B: FTO #2
Applicant attempts to comply with the following conditions: 2.a. Achieve volume reduction to the maximum extent practicable

(as determined by the Local Authority), and

2.b. Remove 60% of the annual TP load, and

2.c. Options considered and presented shall examine the merits of relocating project elements to address, varying soil conditions

and other constraints across the site.
- 12) Show modifications to Ex. CB near the south entrance since it will be in the driving lane.
- 13) Consider using Standard manhole casting instead of beveled grate, no need for overflow when not in a pond.