

August 16, 2018

Michael Ceninario, Planner  
City of Bloomington  
1800 W. Old Shakopee Road  
Bloomington, MN 55431

RE: **City of Bloomington, Hyatt House Comprehensive Plan Amendment -  
Administrative Review**  
Metropolitan Council Review File No. 20427-11  
Metropolitan Council District 5

Dear Mr. Centinario:

On June 5, 2018, the Metropolitan Council received the City's comprehensive plan amendment related to development of a Hyatt House Hotel at 2325, 2349, 2357, and 2373 E. Old Shakopee Road; and 2300 E. 86th Street. The amendment reguides 4.27 acres from Public (3.15 acres) and Innovation and Technology (1.64 acres) to Office, a guiding land use category that allows hotels. The area being reguided adjoins a contiguous area guided as Conservation that includes the Minnesota Valley National Wildlife Refuge (Refuge), federal lands that are owned and managed by the U.S. Fish and Wildlife Service (USFWS). The Metropolitan Council recognizes and ensures protection of national parks and federal lands as part of the *2040 Regional Parks Policy Plan*.

On June 26, 2018, the City submitted additional information related to potential revisions of the project's stormwater plan, landscape plan, and operations/maintenance plan. The USFWS reviewed this information and, in a letter dated July 9, 2018, outlined continuing concerns about impacts to water quality and riparian habitat. As a result, on July 17, 2017 Council staff found that the amendment was incomplete.

On August 9, 2018, the City of Bloomington submitted additional information regarding further revisions to the plans based on dialogue with Sarena Selbo, Manager of the Refuge. Council staff now finds that the amendment meets the Comprehensive Plan Amendment Administrative Review Guidelines adopted by the Council on July 28, 2010. The proposed amendment does not affect official forecasts or the City's ability to accommodate its share of the region's affordable housing need. Therefore, the Council will waive further review and action; and the City may place this amendment into effect.

Council staff asks that you incorporate the following advisory comments as the project associated with the amendment proceeds:

**Stormwater Management, Landscaping, and Operations / Maintenance Plans**  
(Jim Larsen, 651-602-1159)

Council staff commend the working dialogue between various parties to minimize the potential for environmental impacts of the development associated with the change in guiding land use. We encourage this dialogue to continue.

The City and developer have agreed to revised project requirements that involve site grading; buffer landscaping and groundcover; site stormwater runoff management; and winter season deicing and snow storage practices. Collectively, these changes should lessen the long-term negative impacts that development on the site will have upon the adjacent Ike's Creek habitat and Refuge lands.

As the project proceeds through design and construction, Council staff request that City staff maintain frequent contact with Refuge staff. Please notify them when important milestones occur so that Refuge staff have the opportunity to observe or review. These milestones include installation of erosion control measures and when site seeding and landscaping occur.

We also ask that the City incorporate requirements related to the maintenance of hard surfaces during winter. These include best management practices for surface maintenance and salt/deicer application that minimize the amount of chlorides leaving the site. Personnel should be certified in Minnesota Pollution Control Agency's Smart Salting. Please refer to the following web site for further information:

Minnesota Pollution Control Agency Smart Salting Training  
<https://www.pca.state.mn.us/water/smart-salting-training>

The amendment, explanatory materials, and the information submission form will be appended to the City's plan in the Council's files. If you have any questions please contact Michael Larson, Principal Reviewer, at 651-602-1407.

Sincerely,



LisaBeth Barajas, Director  
Community Development

CC: Sarena Selbo, Refuge Manager, Minnesota Valley National Wildlife Refuge  
Tod Sherman, Development Reviews Coordinator, MnDOT Metro  
Steve Elkins, Metropolitan Council District 5  
Michael Larson, AICP, Sector Representative / Principal Reviewer  
Raya Esmaeili, Reviews Coordinator