



Development Review Committee

Approved Minutes

Development Application, #PL201800122

Mtg Date: April 24, 2018

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
Duke Johnson (Bldg. & Insp) 952-563-8959
Kelly Beyer (Bldg. & Insp) 952-563-4703
Jen Desrude (Eng.) 952-563-4862
Sara Flagstad (Eng.) 952-563-4627
Tim Kampa (Utilities) 952-563-8776

Kent Smith (Assessing) 952-563-8707
Erik Solie (Env. Health) 952-563-8978
Eileen O'Connell (Public Health) 952-563-4964
Heidi Miller (Police) 952-563-4975
Michael Centinario (Planning) 952-563-8921
Glen Markegard (Planning) 952-563-8923

Project Information:

Project	Final Site and Building Plans for Hyatt House Hotel	
Site Address	2357 E OLD SHAKOPEE RD, BLOOMINGTON, MN 554252373 E OLD SHAKOPEE RD, BLOOMINGTON, MN 554252349 E OLD SHAKOPEE RD, BLOOMINGTON, MN 554252300 E 86TH ST, BLOOMINGTON, MN 554252325 E OLD SHAKOPEE RD, BLOOMINGTON, MN 55425	
Plat Name	GERALDS 1ST ADDITION; 01 027 24; 01 027 24; 01 027 24; CYPRESS ADMINISTRATIVE ADDITION;	
Project Description	Final Site and Building Plans for a four-story, 148 room hotel located at 2325, 2349, 2357 and 2373 E. Old Shakopee Road and 2300 E. 86th Street	
Application Type	Final Site and Building Plan	
Staff Contact	Mike Centinario	
Applicant Contact	Jay Bhakta jbhakta@jrhospitality.com	Roshan Bhakta rbhakta@jrhospitality.com
PC (tentative)	TBD	
CC (tentative)	TBD	

Guests Present:

Name	Email
Jay Bhakta	jbhakta@jrhospitality.com
Roshan Bhakta	rbhakta@jrhospitality.com
Prince Bhakta	pbhakta@jrhospitality.com
Michelle Caron	mcaron@sambatek.com

Introduction:

Centinario: This is for a Hyatt House final site and building plan review for a four story, 150 room hotel. Many comments are available in the summary. On Thursday, a comprehensive plan amendment and rezoning application will be reviewed by the Planning Commission. If recommended for approval, it will be forwarded to City Council. Because applications were split up, Planning Commission could not review site plans before Council reviewed comprehensive plan amendments and zoning. Ideally, the site plan would be on track for a late May Planning Commission meeting.

Discussion/Comments:

- Randy Quale (Park and Recreation):
 - The primary concern is protecting the park land to the east of the site. There is a ravine that goes down to a spring fed creek. The creek has high water quality and supports trout. All erosion control measures should be in place and monitored so there are not any issues with sediment and other contaminants entering the creek.
 - Is there a temporary easement needed for the park property? It appears that fences go right to the property line.
 - Per Michele Caron, the goal is to avoid the need for an easement.
 - Everything appears acceptable on the landscape plan. Seed mixture is appropriate for site.
- Kent Smith (Assessing):
 - The northern four parcels are currently owned by Metropolitan Airport Commission (MAC) and therefore exempt from property tax. They will become taxable for payment in 2019 or 2020 depending on when the closing takes place with MAC.
 - Jay Bhakta stated that it will be a June or July closing; Smith reminded them to consider the importance of the June 30 & July 1 dates.
 - Platting triggers park dedication calculation. Park dedication is estimated at \$10,530.00 dollars, based on information provided.
 - When will applicant break ground?
 - Jay Bhakta stated September to break ground and open Sept or Oct the following year.
- Erik Solie (Environmental Health):
 - Standard comments on comment summary.
 - There is a property on one of these parcels (2325) that used to be an apartment complex. Records show there are wells on neighboring properties that have been sealed per state statute. However, there is no official record that a well has been properly sealed on this property (2325). Staff is researching further. For the record, staff currently has no indication that the 2325 one has been sealed. It may be found during construction. Be aware of this.
- Duke Johnson (Building and Inspection):
 - Is there an architect of record present?
 - Caron answered that she is an engineer, but will refer any comments back to the architect.
 - Johnson added that lobbies are required but they are not shown. To be clear, the lobbies are required for floors two through four. There's an exception where a lobby isn't required for the first floor.
 - Once the plan reaches 80% completion, Johnson would like to schedule a preliminary plan review meeting with the owners and architect of record. Projects tend to go more smoothly when this is done.
- Laura McCarthy (Fire Prevention):
 - See comment summary.

- The turning radius for the Old Shakopee Rd entrance appears inadequate. Provide auto turn diagram for verification. Desrude has the specifications for Ladder 3.
 - Desrude added that Hennepin County has specified that the entrance off of Old Shakopee Rd must be right in/right out only. The main access will be off of 86th Street. Truck turns for right in/right out would be used.
- Across from the hotel, the new fire station is going in. Be aware and plan for siren noise. Because the required fire lane has not been provided around the building, the Fire Dept. needs to be able to navigate throughout the property from 86th Street through the property and back out to Old Shakopee Rd, and vice versa.
- Heidi Miller (Police):
 - Will the Bhakta family run this hotel or will it be run by a management company? Jay Bhakta said their partner will be the management company, but they will be involved.
 - Try to keep it a relatively crime free building. The Police Department will work with you like they have at other properties.
- Jen Desrude (Engineering) provided the Public Works comments and noted the following:
 - See comment summary.
 - Access on E Old Shakopee Rd needs to be right in/right out per Hennepin County. Either put in a median, or build it so it is clearly right in/right out (such as a pork chop). The County is also requiring the East Old Shakopee Road driveway be moved further away from 86th.
 - Hennepin County permit is required since E Old Shakopee Rd is a Hennepin County Road.
 - Steve Segar is the Water Resources Engineer and has partially reviewed plans and does have concerns about the infiltration basin on the north side of the site. A conference call should take place to discuss this further. Desrude can set up.
 - Several of the comments are related to the emergency overflow causing some erosion problems down the slope, and infiltration of chlorides into the stream.
 - Engineering has not received a final plat. Centinario says it may have been filed under the site plan application—will try to locate.
 - The plat should show the right of way as discussed previously; there is a required 15ft easement along East Old Shakopee Road that will contain a 10 foot bituminous trail.
- Tim Kampa (Utilities):
 - See comment summary.
 - This used to be residential, so there are still a few water services remaining (4 total, 3 on the north end and 1 near where the new water service will be tapped). These need to be abandoned at the main.
 - Contact Met Council for SAC charges.
 - Water and sewer services don't come in at the same angle at the building; there needs to be a 10 ft. separation per state code. If the manhole is moved down where it can go straight in to the building with ten foot spacing that would be better.
 - Caron asked if it can come into the building at an angle as long as it has the ten foot spacing. Kampa stated that it would be okay, but it would be better to come straight in since it is hard to core drill the concrete wall entry at an angle.
 - Looping the water main will be a requirement. There should be a dual source feed. Tie in on 86th street, which has a valve between the two services. It gives better water supply for fire, and can keep the hotel open if one source needs to be serviced.
 - Make sure there is full coverage for hydrants. There should be a truck accessible hydrant within 50 feet of the fire department connection.
 - There needs to be eight feet of cover for the water main.
 - Discussion about notes on plan—Caron stated a correction needs to be made.

- If the hotel will be serving food, there needs to be an exterior gravity grease interceptor. Size will depend on number of fixtures. Needs to be shown on the civil plan. Guidelines provided to applicant.
- Use STR26 or schedule 40 for sewer service.
- See comment summary regarding notes that need to be added to the plan about water service.
- Eileen O'Connell (Public Health):
 - No comment.
- Mike Centinario (Planning):
 - See comment summary.
 - Located near the airport; only a small sliver of the site is within the airport overlay district. Nevertheless, there are some height restrictions based on MSP zoning. Does applicant know about height of crane? Centinario doesn't believe an airport zoning permit will be required.
 - Caron stated that a determination request will be submitted to the FAA just in case.
 - Centinario added that the FAA has an online determination tool, which indicates that a determination would be required. It can get confusing because an airport zoning permit is not required, but applicant still needs to submit for FAA review. If the crane goes higher than 130 ft., an airport zoning permit would be required.
 - What materials are being proposed on the elevations? Architect should identify materials on the elevation drawings. There is additional review for acrylic finishes and metal panels.
 - There are mature trees along the ROW, but they cannot be counted for the tree requirement since they are in public right of way (ROW). Any existing trees below the 800 ft. contour, weed species, such as Box Elder or Ash, cannot be counted. More trees will need to be added based on what has been identified.
 - Because this is an area of transition between residential and commercial uses, there are strict sign illumination standards. Building signs can be illuminated, but free standing signs cannot be illuminated as they are currently proposed. If the signs were moved back further from the street, it could be a possibility to light them.
 - Extend the trail to the corner of Old Shakopee Road and 86th. Existing sidewalk along E. 86th Street is fine.
 - Caron asked if Centinario had received the updated site plan. He indicated that he had not. Caron said Chad emailed, but Centinario did not receive. They will be resend.
 - Has applicant had any communications with US Fish and Wildlife? US Fish and Wildlife was provided the site plan, and they are understandably sensitive about this area. Staff highly encourage you to have a meeting with them. They may have some good feedback on a landscape plan. Dan Paulson or Vicki Sherry would be good contacts.
 - There is a Met Council lock out period. Planning staff are confident they'll be able to submit the comprehensive plan amendment application before the lock out period. The City entitlement process has to be completed, ideally by the end of May, before the comprehensive plan amendment application can be submitted to Met Council. The site isn't fully entitled until the Metropolitan Council has also approved the comprehensive plan amendment. Right now, this area is a mix of public land uses and innovation technology, and we are seeking to change this to just office designation, and subsequently zoning that allows the hotel. Staff don't know how long the Metropolitan Council will take to review because they will likely be inundated with similar applications from throughout the metro area.
 - Caron wanted to verify that they would be "good to go" if the application gets in before the lock out period. Centinario responded that staff need to be certain that the City is submitting a complete application, but they are confident it will not be an issue.



Comment Summary

Application #: PL2018-122

Address: 2325, 2349, 2357, 2373 EAST OLD SHAKOPEE ROAD AND 2300 EAST 86TH STREET, BLOOMINGTON, MN 55425

Request: **Final Site and Building Plans for a four-story, 150 room hotel located at 2325, 2349, 2357 and 2373 E. Old Shakopee Road and 2300 E. 86th Street**

Meeting: Post Application DRC - April 24, 2018

NOTE: All comments are not listed below. Please review all plans for additional or repeated comments.

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

- 1) Correct the parking calculation discrepancy between site and architectural plans.
- 2) Unless the gathering room is reduced in size, it will be added to the parking demand calculation. Adjust first floor plan include a "board room" or adjust parking lot to accommodate a meeting room
- 3) Call out the proposed building materials on elevation drawings. Additional review will be required for metal panels and acrylic stucco finishes.
- 4) At approximately 63 feet in total height, an Airport Zoning Permit will not be required for the building. Unless a construction crane exceeds 130 feet in height above grade, an Airport Zoning Permit will not be required for the crane operation.

According to the FAA's notice criteria tool, an FAA 7460 hazard determination is still required.

- 5) Because the proposed signs are located within 100 feet of a residential district boundary, the freestanding signs may not be internally illuminated. If internal illumination is necessary, the signs must be setback farther.
- 6) If the oak trees on the northern most portion of the site are retained, they count towards meeting the landscaping requirement. They are not identified as being preserved.
- 7) Existing trees that are intended to count towards the 72 tree requirement must be above the 800 foot contour. Weed or invasive species may not count towards the tree requirement.
- 8) One additional landscaping island is needed. "Internal" parking bays require an island every 200 feet.
- 9) The proposed tree count does not meet the Code requirement.

- 10) Extend the 10-foot trail to the E. Old Shakopee Road and E. 86th Street.
- 11) Noise attenuation will be required due to the hotel's proximity to MSP Airport. A technical memo from the architect or acoustical engineer will be required prior to the issuance of a building permit.

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

- 1) Elevator lobbies must have doors on floors 2-4 that meet MN State Building Code
- 2) Must meet MN Accessibility Code
- 3) When 80% of plans are completed, a preliminary plan review meeting can be set up with Building & Inspections manager.
- 4) Separate permit and review by Mn State Elevator inspector for elevators, escalators and moving walkways.
- 5) Provide a code analysis with the plans.
- 6) SAC review by MET council will be required.

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

- 1) All trash and recycling must be stored within the principle structure of the building. See 19.51 for construction requirements
- 2) Provide Environmental Health Plan Review application with submittal
- 3) Provide 2 complete sets of plans, including Plumbing, Electrical and HVAC to the Environmental Health Division for review
- 4) Provide specification sheets for all new and used equipment being proposed for use in this facility
- 5) If window in bar area is planned on being open, the kitchen must be separated by a door
- 6) Provide at least 36" between all beds to meet Minnesota State Lodging Code.
- 7) All dishwashers being used by patrons must meet NSF requirements for sanitation if dishes are being kept in room.

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) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 3) Provide adequate turning radius throughout the property to accommodate BFD Ladder 3

- 4) Access shall be provided to/from all stairwells on all floors and parking levels.
- 5) Standpipes requirement in all stairwells and hose valves shall be located at the floor landing
- 6) Must meet current MN State Building Code

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

- 1) Maximum 2%
- 2) Show sawcut and removal limits at public utility tie-in locations
- 3) Include detail for Nonresidential Driveway Approach with Blvd Sidewalk
- 4) Need 2' clear from edge of trail to fence on top of retaining wall
- 4) A Hennepin County right-of-way permit is required.
- 5) Include detail for Retaining Wall & Fence
- 5) 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.
- 6) Check sight distance--trees may interfere
- 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) 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.

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

- 1) Encroachment agreement application must be submitted for encroachment in public right-of-way or easements. Retaining wall within easements.
- 2) Move landscaping, pond, retaining wall, or other structure out of right-of-way or easement.

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

- 1) Please show driveways on west side of CSAH 1.
- 2) Center proposed driveway approach with driveway approach on west side of CSAH 1.
- 3) Move retaining wall out of easement and right-of-way. It is anticipated the CSAH 1 corridor will continue to have a large demand for underground private utilities.
- 4) Once proposed driveway approach is centered with driveway on west side, a review of sightline obstructions is needed and may result in a requirement for in place tree removal on one or both sides of the proposed driveway.
- 4) A Hennepin County right-of-way permit is required.

- 5) Do not install silt fencing across existing sidewalk. Sidewalk between CSAH 1 and Bass Ponds needs to remain open and unobstructed for duration of site development.
- 5) Illustrate on plan that the clear view triangle (15' from property corner to driveway approaches) is not obstructed by landscaping or signage.
- 6) Existing curb cuts must be removed and replaced with curb and gutter per City standard details.
- 7) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 8) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.
- 9) Disabled parking signage and pavement markings must be placed in accordance with ADA and MMUTCD
- 10) 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.
- 11) Install crosswalk pavement markings in accordance with MMUTCD
- 12) Show location of a bike rack and bike rack detail on the plan.

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

- 1) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 2) 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.
- 3) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 4) All unused water services must be properly abandoned at the main. There are 3 - 3/4" water services and 1 - 3" water service in EOSR that must be abandoned at the main in the street.
- 5) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 6) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers. Bring the sewer service into the building at a 90 degree approach to accommodate any core drilling equipment - this may mean moving the MH to the south. And make sure the water and sewer services are 10" apart where they enter the building.
- 7) The water system must be looped (supplied from two points on the City system with a mainline valve between them). This will provide increased reliability of service and increased water supply for the fire system. (It looks like the second connection will need to be made in E 86th St).

- 8) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 9) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. There also must be a hydrant that is accessible to fire trucks within 50' of the Building Fire Connection.
- 10) Provide a minimum of 8-feet (not 7.5 feet) and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 11) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 12) 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.
- 13) 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.
- 14) If food is to be served an exterior grease interceptor and grease interceptor maintenance agreement are required.
- 15) Install interior chimney seals on all sanitary sewer manholes.
- 16) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 17) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing. Put this note on the plans.
- 18) 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.
- 19) Use schedule 40, SDR 26, or better for PVC sewer services. Don't use SDR 35 as shown on the plans.
- 20) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter. Put this note on the plans.
- 21) 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. Put this note on the plans.

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

- 1) Provide soil boring for infiltration basin. The closest boring (No. 10) went to el. 799.8 and is about 100 feet away.

- 2) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 3) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided. The SWPPP is missing training and designer information, is there more information in another document?
- 4) An erosion control bond is required.
- 5) Show erosion control BMP locations on the plan, show heavy duty silt fence as secondary BMP along the bluff. Maintain 5 foot separation from standard silt fence whenever feasible.
- 6) List erosion control maintenance notes on the plan.
- 7) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 8) After staff approval of stormwater management plans, provide an extra set of plans for staff to submit to Lower Minnesota River Watershed District.
- 9) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan. Under review.
EOF has a high potential for erosion failures at infiltration basin.
- 10) The infiltration basin may lead to slope stability problems adjacent to the stream/creek. Existing groundwater seeps along the bluff already have erosion problems.
- 11) EOF onto 3:1 slope has high potential for off-site erosion failure during peak events, 100 year event shown as 2.5cfs @ 2.09fps
- 11) Infiltration of chlorides so close to the stream will degrade water quality. Pond looks to get majority of low flows increasing chloride concentrations in shallow groundwater in close proximity to bluff.
- 12) 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.
- 13) Provide details for UG oversized pipe system
- 14) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information. Add note to utility plan.
- 15) Pipe or orifice from pond?
- 16) Show rip rap to pond bottom
- 17) USFWS encourages locating trash receptacle away from bluff, and containers designed to discourage wildlife scavenging.
- 18) Pet exercising areas should be located away from bluff, if there is one.
- 19) Provide silt fence and heavy duty silt fence details.

Parks and Recreation Review Contact: Randy Quale at rquale@BloomingtonMN.gov, (952) 563-8876

- 1)
 - Require robust erosion controls in place to prevent any sediments or other materials from migrating into the City parklands (Forest Glen Park) to the east of the development site. There is a pristine creek at the base of the ravine which supports trout and watercress – this must be protected! Want to hear from Public Works staff if they deem the erosion control plans as being sufficient.
 - Due to the environmentally sensitive nature of the bluffs within the ravine, no trails may emanate from the property into the parkland.
 - Will the contractor require a temporary construction easement onto City park property? It appears that a couple sections of the erosion control fence will be installed on the property line.
 - I'd like Dave Hanson from Maintenance to review the landscaping plan, especially the proposed grass seed mixtures to confirm they are optimal for the area adjacent to City parkland.

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

- 1) Four of the five parcels are currently exempt from property taxation. The purchase by a for-profit entity will make them taxable. Whether taxable for pay 19 or pay 20 depends on whether purchased before July 1, 2018 or after June 30, 2018.