



# Development Review Committee

## Approved Minutes

Development Application, #PL2020-58  
Mtg Date: 04/14/2020  
Via Webex

### Staff Present:

Brian Hansen (Eng., Chair) 952-563-4543  
Rena Clark (Park & Rec) 952-563-8890  
Tim Skusa (Bldg. & Insp) 952-563-8953  
Steve Segar (Utilities) 952-563-4533  
Laura McCarthy (Fire Prev.) 952-563-8965  
Eileen O'Connell (Pub. Hlth) 952-563-4964  
Jason Schmidt (H.R.A.) 952-563-8922

Jason Heitzinger (Assessing) 952-563-4512  
Erik Solie (Env. Health) 952-563-8978  
Maureen O'Brien (Legal) 952-563-8781  
Londell Pease (Planning) 952-563-8926  
Michael Centinario (Planning) 952-563-8921  
Glen Markegard (Planning) 952-563-8923  
Mike Hiller (Planning) 952-563-4507

### Project Information:

Project	Drury Hotel Reapproval - Final Development Plan - 3901 Minnesota Drive
Site Address	3901 Minnesota Drive
Plat Name	MINNESOTA CENTER 2ND ADDITION;
Project Description	Major revision to final development plans for a 214-room hotel and restaurant planned development at 3901 Minnesota Drive.
Application Type	Final Development Plan
Staff Contact	Mike Centinario; 952-563-8921; mcentinario@BloomingtonMN.gov
Applicant Contact	Drury Construction Company LLC klippert@drurysw.com
PC (scheduled)	May 7, 2020
CC (tentative)	May 18, 2020

**NOTE:** All documents and minutes related to this case can be viewed at [www.blm.mn/please](http://www.blm.mn/please), enter the permit number, "PL202000058" into the search box.

### Guests Present:

Name	Email
Vicki Van Dell	<a href="mailto:vvandell@loucksinc.com">vvandell@loucksinc.com</a>
Larry Westrich	<a href="mailto:larry.Westrich@drurysouthwest.com">larry.Westrich@drurysouthwest.com</a>
Mark Zieres	<a href="mailto:mark.zieres@drurysouthwest.com">mark.zieres@drurysouthwest.com</a>

**Introduction:**

- Mike Centinario (Planning):
  - The Drury hotel was originally approved in early 2018. The applicant is proposing changes to the final development plan that necessitate final development plan reapproval. The primary change is replacing a two-level parking deck to surface parking and a four-level parking structure. The proposed room count (214 rooms), parking supply, and Phase 2 restaurant remain the same.

The applicant is also proposing to construct a temporary parking lot that would not meet a number of City Code requirements in order to provide parking they are obligated to provide to the Minnesota Center through a private agreement. The temporary parking lot would be replaced with permanent, compliant parking when the hotel is constructed.

**Discussion/Comments:**

**Please review the comment summary and plans for mark-up comments as all the comments are not discussed at the meeting.**

- Renae Clark (Park and Recreation):
  - No comment.
- Erik Solie (Env. Hlth):
  - No comment
- Tim Skusa (Building and Inspection):
  - State adopted new Codes and that list is available on the city website – Codes effective March 31, 2020.
  - Full code analysis must be provided at the time of building permit submittal.
- Laura McCarthy (Fire Prevention):
  - See plan comments.
  - Sought clarification regarding turn radius between the hotel canopy and parking spots. Need auto-turn exhibit to verify ladder 4 access.
  - Is the canopy attached? If so, sprinkler protection may be required.
  - Additional hydrant coverage needed along Minnesota Drive and on the south side of the parking ramp.
- Brian Hansen (Engineering) provided the Public Works comments and noted the following:
  - There appears to be no ADA access along Minnesota Drive. Stairs are not allowed in easement and are required to be ADA compliant.
  - There is a question regarding the need for a turn lane from the southbound France Avenue on W 78<sup>th</sup> St.
  - Nine Mile Creek permits expires soon and must be reviewed and approved.
  - Mentioned to coordinate with Jason Schmidt (952-563-8922) regarding the clean-up grant.
- Steve Segar (Utilities):
  - See all comments on the plan and in the Comment Summary.
  - Using combined service and the 4 inch service should be abandoned and connection in Minnesota Drive is 12 inch line and 8 inch service.
  - Provide a crossing table for any utility pipe crossing.
- Eileen O'Connell (Public Health):
  - No comment.
- Jason Heitzinger, (Assessing):
  - No comment.

- Maureen O'Brien (Legal):
  - No comment.
- Mike Centinario (Planning):
  - Plans previously approved and changes of parking supply and temporary lot requires approval.
  - Asked applicant to address the timeline
    - Larry stated economic times delays this so they are shooting for late 2021 start with full construction into 2022. This is why the temporary parking is required.
  - Most of the comments are basic and minor modification required. Continue to work with staff to resolve issues such as trash enclosures vs trash room and missing landscape parking islands.
  - Overall the 2018 parking deviation was supported by the study. The current proposal includes much less meeting space, which decreases the parking requirement. Yet, parking supply would be the same – from a parking perspective, the project is in better shape than what was approved in 2018. A few stalls will be lost due to parking lot design requirements.
  - Sidewalk connections from public sidewalk to main entrance required. Currently back door access only for the hotel and a revision is required.
  - Still evaluating ways to insure the temporary lot is temporary and need to work with staff to provide the appropriate assurance.
- Larry Westrich stated once they go through the Comment Summary and red-line comments, they will contact Centinario to confirm date of Planning Commission and City Council review. Centinario asked the applicant to let staff know by the end of the week so staff could prepare for Planning Commission accordingly.



# Comment Summary

**Application #:** PL2020-58  
**Address:** 3901 MINNESOTA DR, BLOOMINGTON, MN 55435  
**Request:** Major revision to final development plans for a 214-room hotel and restaurant planned development at 3901 Minnesota Drive.  
**Meeting:** Post Application DRC - April 14, 2020

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**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](mailto:mcentinario@BloomingtonMN.gov), (952) 563-8921

- 1) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.
- 2) Show location of a bike rack and bike rack detail on the plan.
- 3) Landscaping provided is meets the quantity requirement, but there are revisions that are necessary. Several parking islands do not meet the width and tree requirement and there are a couple areas that do not have parking lot screening.
- 4) A minimum 20 foot landscape yard is required along all street frontages. Adjust plan to meet the 20-foot setback requirement along France Avenue.
- 5) 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 parking structure has a minimum 3.0 footcandle requirement.
- 6) Exterior materials must meet Section 19.63.08. The proposed materials, stone, cast stone, stucco, and glass, are all permitted materials, subject to performance standards. As Drury develops any future prototypes, please be mindful of exterior material requirements.
- 7) Add a three foot high screen for a parking lot adjacent to all public streets - Minnesota Drive, France Avenue, and W. 78th.
- 8) Interior trash and recycling must be provided. Replace "Trash Enclosure" annotations with "Trash Room." Trash rooms must be fully-enclosed and have additional performance standards.
- 9) Each parking lot island must be 8 feet wide (inside to inside measurements) and must have a minimum of one tree. A few parking islands do not meet the minimum width or tree requirement.
- 10) The proposed floor plan includes significantly less meeting space than the previous iteration. This decreases the parking requirement substantially.
- 11) Three-foot parking lot screening is needed in the southwest corner of the site as well as the parking area along France Avenue.
- 12) Remove the parking stall closed to W. 78th Street. The 9.7 foot setback is not enough to provide the required parking lot landscape screening in addition to the sidewalk.
- 13) Several parking islands do not meet the minimum width and tree requirement. Some adjustment are required and may result in a few less parking spaces. The inside curb to inside curb width is 8 feet. Also add a deciduous tree.

- 14) There must be a sidewalk connection between public sidewalk and the main entrance. Either continue the sidewalk from the south (from the restaurant) or provide an additional connection to the France Avenue sidewalk
- 15) Have photometric plans been prepared for the temporary lot? City staff is not supportive of lighting level reductions in the temporary lot.
- 16) Prior to the issuance of a parking lot permit, a plan set depicting a Code-complying parking lot must be provided to the City. These plans would include improvements such as curb and gutter, parking islands, and landscaping in addition to Code-complying stormwater management.

City staff is discussing the most appropriate way to ensure the temporary lot is temporary. A surety may be a viable option.

**Building Department Review Contact:** Tim Skusa at [tskusa@BloomingtonMN.gov](mailto:tskusa@BloomingtonMN.gov), (952) 563-8953

- 1) Provide a code analysis with the plans.
- 2) Must meet current MN State Building Code
- 3) Must meet MN Accessibility Code
- 4) Separate permit and review by Mn State Elevator inspector for elevators, escalators and moving walkways.
- 5) SAC review by MET council will be required.
- 6) Contact Building and Inspections for further information 952-563-4709.

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

- 1) Trash and recycling storage must comply with Section 21.301.17 of the City Code.
- 2) Provide an Environmental Health Plan Review Application
- 3) Provide specification sheets for all new and used equipment being proposed for use in this facility
- 4) Provide floor, wall and ceiling finish schedule of kitchen and service area

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

- 1) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure including the parking ramp. Current hydrant configuration is not adequate.
- 2) Hose valves shall be provided within 130' of all areas of the parking ramp.
- 3) Building/property shall be adequately signed for emergency response.
- 4) Ensure the proposed landscaping doesn't interfere with access to the building.
- 5) Standpipe coverage/hose valves shall be located in stairwells, at the floor landing and within 200' of all areas.
- 6) Fire alarm and annunciator panels and Knox box locations to be determined by the Fire Prevention Division. This project may require multiple panels and Knox boxes.
- 7) Access shall be provided to/from all stairwells on all floors and parking levels.
- 8) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.
- 9) Hose valves shall be provided throughout the lower level of the parking garage within 130' of all areas of the garage if dry standpipe or within 200 feet if installing a wet standpipe
- 10) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.

**Construction/Infrastructure Review Contact:** Brian Hansen at [bhansen@BloomingtonMN.gov](mailto:bhansen@BloomingtonMN.gov), (952) 563-4543

- 1) Move valve box cover out of sidewalk

- 2) Is .05% realistic?
- 3) There is no ADA access to hotel from the north sidewalk

**Traffic Review Contact:** Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) This turn lane should not be needed and is a safety concern with its proximity to the SB Channelized right turn off of France Avenue.
- 1) Contractor shall obtain a Public Works permit for obstructions and concrete work within the right-of-way. Permit is required prior to removals or installation. Contact Sean Jenkins (952-563-4545, [sjenkins@BloomingtonMN.gov](mailto:sjenkins@BloomingtonMN.gov)) for permit information.
- 2) This sidewalk will have a narrow boulevard setback and difficult to plow with its crooked re-alignment.
- 2) Illustrate on plan that the clear view triangle (15' from property corner to driveway approaches) is not obstructed by landscaping or signage.
- 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 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.
- 5) Show location of a bike rack and bike rack detail on the plan.

**Utility Review Contact:** Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) Provide meter and grease interceptor details.  
<https://www.bloomingtonmn.gov/util/information-sheets-and-handouts-utilities-division>
- 2) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 3) 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.
- 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](http://www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division)
- 5) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 6) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 7) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers. Provide table of all utility crossing to verify adequate clearance and no conflicts.
- 8) Provide peak hour and average day water demand and wastewater flow estimates.
- 9) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss.
- 10) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 11) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. Provide truck accessible hydrant within 50' of FDC.
- 12) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 13) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 14) 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.
- 15) 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.
- 16) An inspection manhole is required on all commercial sewer services.
- 17) Use standard short cone manholes without steps.
- 18) Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement. See Engineering Detail 412 for reference.
- 19) Install interior chimney seals on all sanitary sewer manholes.

- 20) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 21) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 22) 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.
- 23) Use schedule 40, SDR 26, or better for PVC sewer services.
- 24) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.
- 25) 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.
- 26) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.
- 27) City hydrant to remain in existing location. Provide new 8" or larger water service to 12" DIP WM in street.
- 28) See review comments about combined domestic and fire service, city hydrant to remain in existing location.
- 29) Combined water service 8" Min.
- 30) Combined water service 8" Min.
- 31) Abandon unused water service.
- 32) Pipe inverts at grease interceptor?
- 33) Provide table showing pipe crossings and clearances (typical)
- 34) Ex. 8" DIP WM
- 35) Is sanitary service for elevator only?
- 36) Is this page necessary?

**Water Resources Review Contact:** Brian Hansen at [bhansen@BloomingtonMN.gov](mailto:bhansen@BloomingtonMN.gov), (952) 563-4543

- 1) Provide site specific detail sheets.
- 2) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 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](http://www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division)
- 4) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 5) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 6) An erosion control bond is required.
- 7) Show erosion control BMP locations on the plan
- 8) List erosion control maintenance notes on the plan.
- 9) Provide a turf establishment plan
- 10) 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.
- 11) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 12) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits ([www.ninemilecreek.org](http://www.ninemilecreek.org)). Current Nine Mile Creek Watershed District permit expires on June 1, 2020.

**PW Admin Review Contact:** Brian Hansen at [bhansen@BloomingtonMN.gov](mailto:bhansen@BloomingtonMN.gov), (952) 563-4543

- 1) and sidewalk easement
- 2) Is 4' boulevard enough for snow storage?

- 3) No stairs in easement.
- 4) Private common utility easement/agreement must be provided.
- 5) Private common driveway/access easement/agreement must be provided.
- 6) Trees and landscaping are within sidewalk easement.