



Development Review Committee

Approved Minutes

Development Application, #PL202100030

Mtg Date:

McLeod Conference Room

Bloomington Civic Plaza

1800 West Old Shakopee Road

Staff Present:

Brian Hansen (Eng., Chair) 952-563-4543
Kris Kaiser (Fire Prev) 952-563-8968
Tim Skusa (Bldg & Insp) 952-563-8953
Tim Kampa (Utilities) 952-563-8776
Megan Rogers (Legal) 952-563-4889
Cherie Shoquist (HRA) 952-563-8946
Rena Clark (Park & Rec) (952) 563-8890

Jason Heitzinger (Assessing) 952-563-4512
Erik Solie (Env. Health) 952-563-8978
Michael Centinano (Planning) 952-563-8921
Nicholas Kelly (Public Health) 952-563-4962
Amanda Moe (B & I) 952-563-8961
Erika Brown (Police) 952-563-4975

Project Information:

Project	Crowne Plaza - PDP/FDP for Partial Conversion from Hotel to Multi-Family Housing - 3 & 4 Appletree Square
Site Address	4 APPLETREE SQUARE, BLOOMINGTON, MN 554253 APPLETREE SQUARE, BLOOMINGTON, MN 55425
Plat Name	APPLETREE SQUARE 2ND ADDITION; APPLETREE SQUARE 2ND ADDITION;
Project Description	Major revision to the Appletree Square preliminary development plan and final development plan to convert a portion of the Crowne Plaza Hotel into 229 apartments at 3 and 4 Appletree Square.
Application Type	Preliminary Development Plan Final Development Plan
Staff Contact	Mike Centinano
Applicant Contact	Michael Roebuck mike@ronclark.com
PC (tentative)	March 25, 2021
CC (tentative)	April 05, 2021

NOTE: All documents and minutes related to this case can be viewed at www.blm.mn/plcase, enter the permit number, "PL202100030" into the search box.

Guests Present:

Name	Email
Mike Waldo, Ron Clark	Mwaldo@ronclark.com
Carl Kaeding, Kaeding Development Group	carl@kaeding-group.com
Brody Nordland, Kaeding Development Group	brody.nordland@kaedingmanagement.com
Mike Roebuck, Ron Clark	mike@ronclark.com

Introduction (Centinario):

The applicant has applied to amend the Appletree Square preliminary development plan to convert a portion of the Crowne Plaza Hotel to 229 apartments. The applicant has also applied for final development plan approval seeking development flexibility from minimum unit size and parking requirements.

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.
- Jason Heitzinger (Assessing):
 - No comment.
- Erik Solie (Environmental Health):
 - Hotel room size must meet Mn Lodging code 4625.009. Rental codes to be met as well.
- Tim Skusa (Building and Inspection):
 - Refer to comment summary. Further questions to be sent to Building and Inspections division.
- Kris Kaiser (Fire Prevention):
 - No comment.
- Erika Brown (Police):
 - No comment.
- Brian Hansen (Engineering) provided the Public Works comments and noted the following:
 - Parking study which was performed prior to formally applying came back in support of proposed deviation of code required parking.
 - Show location of a bike rack and bike rack detail on the plan.
 - 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.
- Tim Kampa (Utilities):
 - Another hydrant will be required on NW corner. Work with fire department on this or could possibly tie this into future city project.
 - A grease interceptor should be put on the line if the restaurant is staying
 - There is a sewer remodel currently going on and this project will need to work with Utilities to look at the demand for capacity. There is an upgrade in 2022 planned.
- Nicholas Kelly (Public Health):
 - No comment.
- Megan Rogers (Legal):
 - No comment.

- Cherie Shoquist (HRA):
 - No comment.
- Mike Centinario (Planning):
 - Many of the comment summary comments relate to details on plans that would improve project clarity.
 - Update PDP graphic to represent the number of residential units and hotel rooms. It should be clear 3 Appletree Square is a hotel and apartment building.
 - Lighting upgrades are likely necessary for the parking structure and staff has been in communication with a lighting contractor for the parking structure. Circulation area lighting under canopy should also be updated.
 - Staff is looking for an approved landscaping plan for the Crowne Plaza Hotel. Landscaping that was included on the approved plan, but has been removed, must be replanted.
 - Are there any changes to the first floor proposed? In any case, the first floor plan is needed for Building Code review and trash room requirements. The first floor plan should also depict restaurant seating.
 - Is there any additional detail on the flexible workspace, social, game, and media areas? One of the arguments for flexibility is that the development would provide high amenity residential units without the need for public subsidy, but there is little detail on these amenity spaces.
 - The micro unit floor plan do not communicate how "livable" the units are. Could a three-dimensional unit graphic be prepared?
 - Parking study model concluded the proposed parking quantity is adequate. However, the applicant should plan for a parking contingency if model underestimates parking demand.
- Applicant:
 - Apology they have 3D plans but did not make it into drawings.
 - There are two directions for this project – either to upgrade or identify demand for affordable housing in this sector. With the affordability, 50% are through OHO. Nearly 70% is reaching affordable level. They are naturally affordable units.
 - How formal of a backup plan is needed for additional parking?
 - Mike C. replied nothing formal needs to be created, but the applicant should be prepared to address the question, should it come up.
 - Asked about OHO and if this is acceptable so far.
 - Applicant will reach out to Cherie S. on this.
 - Bike racks will be added to plans or as separate document and sufficient as well.
 - Applicant asked when 3D renderings should be sent?
 - Mike C. replied Monday of next week (3/8).



Comment Summary

Application #: PL202100030

Address: 3 and 4 Appletree Square

Request: **Major revision to the Appletree Square preliminary development plan and final development plan to convert a portion of the Crowne Plaza Hotel into 229 apartments at 3 and 4 Appletree Square.**

Meeting: Pre-Application DRC - March 02, 2021
Planning Commission - March 25, 2021
City Council (Tentative) - April 05, 2021

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

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

- 1) Must meet 2020 MN State Building Code and 2020 MN Accessibility Code
- 2) Provide a detailed code analysis with the plans.
- 3) SAC review by MET council will be required.
- 4) Change of Occupancy classification may result in additional requirements.

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

- 1) Hotel room size must meet Mn Lodging code 4625.009: Every room occupied for sleeping purposes by one person shall contain at least 70 square feet of usable floor space, and every room occupied for sleeping purposes by more than one person shall contain not less than 60 square feet of usable floor space for each occupant thereof. Under no circumstances shall there be provided less than 400 cubic feet of air space per occupant. Beds shall be spaced at least three feet apart when placed side by side. No sleeping quarters shall be provided in any basement having more than half its clear floor to ceiling height below the average grade of the adjoining ground.

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

- 1) Insure fire and CO detection is installed to meet the requirements of the given occupancy. Detection 10 years or older shall be replaced or documented sensitivity testing completed.
- 2) Insure sprinkler protection is code compliant.

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

- 1) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc. If no exterior work is proposed, the remaining comments related to stormwater will not apply.
- 2) An erosion control bond is required.
- 3) List erosion control maintenance notes on the plan.
- 4) 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.

- 5) A Minnesota licensed civil engineer must design and sign all civil plans.
- 6) Show erosion control BMP locations on the plan
- 7) After staff approval of stormwater management plans, provide an extra set of plans for staff to submit to Lower Minnesota River Watershed District.
- 8) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 9) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 10) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.

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

- 1) Show location of a bike rack and bike rack detail on the plan.
- 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.

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

- 1) See previous plan review comments by Utilities staff.

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

- 1) Preliminary and final development plan approval are necessary for the hotel to apartment conversion. Staff was hoping for more detail on the micro units to demonstrate the "livability" of these units.
- 2) Staff is looking for an approved landscaping plan for the Crowne Plaza Hotel. Landscaping that was included on the approved plan, but has been removed, must be replanted.
- 3) Parking lot and exterior security lighting must meet Section 21.301.07. Staff has not conducted a nighttime inspection of the property, but exterior lighting upgrades may be necessary for entrance areas. Lighting upgrades are likely necessary for the parking structure and staff has been in communication with a lighting contractor for the parking structure.
- 4) All rooftop equipment must be screened equal to the height of the equipment. (Section 21.301.18)
- 5) Interior trash and recycling must be provided (see City Code Section 21.301.17).
- 6) Update PDP graphic to represent the number of residential units and hotel rooms. It should be clear 3 Appletree Square is a hotel and apartment building.
- 7) Identify number of residential units in the workforce housing phase and market rate housing phase on the PDP.
- 8) The project description mentions a rooftop sky lounge amenity space. Where is this space on the floor plans? A rooftop floor plan does not appear in the application materials.
- 9) Is there any additional detail on the flexible workspace, social, game, and media areas? One of the arguments for flexibility is that the development would provide high amenity residential units without the need for public subsidy, but there is little detail on these amenity spaces.
- 10) The micro unit floor plan do not communicate how "livable" the units are. Could a three-dimensional unit graphic be prepared? Perhaps a floor plan including typical furniture for a studio apartment - bed, desk, media console, dining table?
- 11) The project description mentions a rooftop sky lounge amenity space. Is this located on the third floor? Label the floor plans accordingly.
- 12) Are there any changes to the first floor proposed? In any case, the first floor plan is needed for Building Code review and trash room requirements. The first floor plan should also depict restaurant seating.
- 13) Are there any changes to the first floor proposed? In any case, the first floor plan is needed for Building Code review and trash room requirements. The first floor plan should also depict restaurant seating.