



December 23, 2014

Bloomington Hotel Investors LLC  
2211 York Road, Suite 222  
Oak Brook, IL 60523

Crescent Hotels & Resorts  
1036 Eaton Place, Suite 430  
Fairfax, VA 22030

Carlson Real Estate Company  
ATTN: Debra E. Altschuler, Esq., Senior Counsel  
301 Carlson Parkway, Suite 100  
Minnetonka, MN 55305

RE: Doubletree Hotel, 5700 W 78<sup>th</sup> St, Bloomington, MN (Project) - PID No. 21-116-16-22-0002

To whom it may concern:

This letter is to inform you of the issue related to parking for the Doubletree Hotel located at 5700 W. 78<sup>th</sup> Street. I am providing the following information to assist you in understanding the issue.

Throughout the years, there have been many changes to the hotel, including the addition of the TGI Fridays. I have completed a City Code review of the required parking for this parcel and adjacent properties. The following synopsis provides the basis for previously establishing the parking for the Doubletree as Code-complying.

- On April 16, 1984, City Council approved a Conditional Use Permit and Final Site and Building Plans for a TGI Friday's Restaurant on land area previously used as parking for the Radisson Hotel. This development reduced the 1,257 spaces to 1,167 spaces. As part of the review and approval, Carlson Company, Inc. / T.G.I. Friday's acquired a vacant service station at the southeast corner of the site and expanded the parking lot to provide 1,251 parking spaces. This included the parking on the Alaskan Fur parcel (7808 Normandale Boulevard) which provided 41 spaces. The applicant was required to, through the purchase of additional land or obtaining a lease from adjoining properties, provide 220 additional parking spaces for a total required parking of 1,471 parking spaces for the hotel and restaurant development. These spaces were provided by a parking agreement with the adjacent office buildings.
- In 1995, one of the office buildings where parking was obtained redeveloped. The hotel property owner (Minnesota California Partners) was required to replace the parking which was no longer provided. Minnesota California Partners worked with the City Traffic Engineer to evaluate parking demand and prepared alternatives to provide the 220 parking spaces required in the 1984 approval. This was accomplished through on-site parking modifications which provided 35 additional spaces and the parking lot reconfiguration

adding the additional 60 spaces as evidenced in the Parking Agreement dated November 2, 1995 and recorded as Document number 6510394 (the "Parking Agreement"). This increased the total on-site parking spaces to 1,346 parking spaces. The net result was the Doubletree site was 125 spaces under the Code-required 1,471 parking spaces. Minnesota California Partners sought and received a joint parking agreement with the Hotel Sofitel property to the south (5601 West 78<sup>th</sup> Street) (see Exhibit D to the Parking Agreement) to allow an additional 125 parking spaces, which joint agreement is code compliant.

The 1995 City Code allowed joint parking to satisfy the City Code requirements provided:

- 1) The proposed joint parking space is within 500 feet of the use it serves;
- 2) The applicant shall show there is not substantial conflict in the principle operating hours of the two buildings or uses for which the joint use of off street parking facilities is proposed.
- 3) A properly drawn legal instrument, executed by the parties concerned, for joint use of off-street parking facilities shall be filed with the Division of Building and Inspections.

In accordance with the 1985 City Code, the City of Bloomington and the property owners entered into an agreement which established joint use of the parking between the Radisson and 5601 West 78<sup>th</sup> Street.

The City of Bloomington has been notified that the lease for 41 spaces at 7808 Normandale Boulevard was not renewed and the easement for the 125 spaces at 5601 West 78<sup>th</sup> Street is being terminated.

Therefore, **the Doubletree Hotel is deficient 166 parking spaces** from the City Council approved 1,471 spaces, which is significantly lower than the City Code. This creates significant concern as there are ongoing parking issues for the property.

The purpose of the letter is to notify you of the issue and seek voluntary action to comply with the requirements as opposed to issuing orders and commencing any action to obtain appropriate remedies. Please contact me at [lpease@ci.bloomington.mn.us](mailto:lpease@ci.bloomington.mn.us) or (952) 563-8926 for any questions or to discuss you options for compliance.

Sincerely,



Londell Pease, Senior Planner  
Community Development – Planning Division