

CASE FILE #PL201900054

From: Craig Johnson <CJohnson@greatwolf.com>
Sent: Wednesday, April 24, 2019 4:26 PM
To: Johnson, Nick M
Cc: Pease, Londell; Lindgren.Jay@dorsey.com; beck.paul@dorsey.com; Brad Weissman; Angela Reed; Alan Genin
Subject: RE: [EXTERNAL] Great Wolf Meeting - Case PL201900040

Nick,

Thanks for following up.

First, please consider this email a request from GWR Minnesota Property Owner LLC for a two-week continuance to the May 23rd Planning Commission meeting in an effort to allow Great Wolf personnel and City of Bloomington Staff a greater opportunity to discuss the application and answer any questions. We feel this additional time will be of mutual benefit for the application process.

Second, I am still finalizing availability for Monday. I hope to know soon – I assume I can simply email Mr. Pease with the time that works best on our end to try and set up?

Third, below please find a DRAFT of proposed language for Condition 14. It is my understanding that offering up this DRAFT language will help facilitate discussions next week between Great Wolf personnel and City of Bloomington staff. We welcome the chance to discuss it further.

PROPOSED AMENDED CONDITION 14

Great Wolf requests the City to amend City Council condition of approval #14 as follows:

14. ~~Use of the water park and other entertainment venues is limited to hotel guests only. Use of the restaurants is limited to hotel and meeting space guests only.~~
Use of the restaurants and other entertainment venues is limited only to guests of the hotel, meeting spaces, and water park. Use of the water park is limited to overnight guests of the hotel and holders of day-use water park passes, subject to the following conditions:
- Applicant will control the sale of day-use water park passes such that it will never intentionally exceed its available parking capacity;
 - In the event the number of available parking spaces decreases due to factors such as snow or equipment storage or a decrease in leased parking, applicant will reduce the amount of available day-use water park passes to ensure its available parking capacity is not exceeded;
 - Applicant will install signage and wayfinding in its parking areas to direct visitors to available parking, including to off-site leased parking spaces as available;
 - Applicant will perform periodic parking surveys to ensure it is not exceeding parking capacity, and will provide the results to the City annually if requested by City staff; and
 - Applicant will limit day-use water park group events (e.g., birthday parties) to only those days that Applicant determines it will have sufficient surplus parking capacity.