

# Gensler

## 1. Project Description

A revitalization and rebranding of an existing 403-key Radisson Hotel, located less than a mile from the Mall of America and at the intersection of I-494 & Highway 77, will bring high caliber family entertainment, waterpark recreation and accommodations to Bloomington, MN. A half and hour's drive south of Minneapolis, the lodge is a destination hotel where the guests of all ages can enjoy countless hours of fun and entertainment. The project is still in design, so that details below are still being finalized.

## 2. Overall Renovation Approach

- a. Level 0
  - i. Conversion of a portion of existing parking to conditioned space.
  - ii. Converted space to include meeting facilities & Administrative offices.
  - iii. Small storage area converted adjacent SE elevator.
  - iv. Repairs to existing back-of-house facilities.
- b. Level 1
  - i. Finishes renovation of lobby and restaurant.
  - ii. Finishes renovation of waterpark.
  - iii. Conversion of area east of lobby into retail and entertainment venues.
  - iv. Repairs to existing back-of-house facilities.
- c. Level 2
  - i. Enclosure of waterpark mezzanine to create restaurant and entertainment venues.
  - ii. Conversion of existing spa to three new guestrooms.
  - iii. Conversion of existing three guestrooms to entertainment and back-of-house areas.
  - iv. Conversion of existing business center to new guestroom.

## 3. Guestroom Renovation Approach

- a. Guestroom renovations largely involve finish and soft-goods replacement.
  - i. Bathroom fixtures and to remain.
  - ii. Minimal electrical work to align switches and sconces with new furniture.
- b. 3 Guestrooms on Level 02 to be demolished for restrooms and back-of-house space.
- c. Spa on Level 02 to be demolished for 3 guestrooms.
- d. Lounge on Level to be converted to premium guestroom.

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## 4. Waterpark Renovation Approach

Waterpark renovations are primarily limited to facilities repairs and refinishing. Existing waterpark hot tubs to be removed. Waterpark bar to be added. Existing restaurant to be converted to new brand.

## 5. Exterior Renovation Approach

Limited exterior renovations to include:

- a. New port cochere at south elevation
- b. 90 degree parking spaces to parallel spaces at south property line
- c. New exterior exit stair from Level 02 to grade on east elevation
- d. New grease interceptor near southeast corner of site
- e. Repaint all green cement board surfaces a more subtle green.
- f. Enclose Level 02 balcony on southeast corner of building. Finishes to match existing.
- g. Signage to be replaced

## 6. Hotel Data

- a. Room Count
  - i. Existing Guestroom Count : 403 guestrooms
  - ii. Proposed Guestroom Count: 404 guestrooms
- b. Conference Meeting Space: 3,902 SF
- c. Restaurant Seat Count\*
  - i. Indoor Dining: 369 seats
  - ii. Outdoor Dining: 20 seats
- d. Retail Area\*: 3,913 SF
- e. Entertainment Area\*: 4,970 SF  
(Ropes Course, Rock Wall, Arcade, Etc.)

*\*All restaurant, retail, and entertainment venues are designed and intended to serve hotel guests, not outside visitors.*

## 7. Parking Data

- a. Parking Space Counts
  - i. Existing Parking Count: 595 spaces
  - ii. Proposed Parking Count: 546 space