

Mr. Michael Centinario
Planner
City of Bloomington
1800 West Old Shakopee Road
Bloomington, MN 55431

April 13, 2018

Re: Final Plat Review – Legacy Addition (Hyatt House) *(Received 04/09/18)*
Northeast corner of 86th Street East and Old Shakopee Road (County State Aid Highway 1)
Hennepin County Plat Review ID #3686 *(Reviewed 04/10/18)*
Redevelops vacant 4.6 acres into a 150 room Hyatt House Hotel

Dear Mr. Centinario:

Please consider the following in your review of this proposal:

Access

In addition to a single access along 86th Street, this plat proposes a single access along Old Shakopee Road approximately 650 feet north of the intersection with 86th Street. As part of an on-going effort to reduce vehicle conflicts on four-lane roadways, we envision the future condition having a raised concrete median along the centerline of this segment of Old Shakopee Road, thus restricting any and all access to right-in/right-out only.

Requirements

To enhance safety and mobility along this segment, the access needs to be relocated to the north (at least 150 feet). This would not only improve access spacing (mid-block between intersections – 750 feet), but would also allow for additional room for acceleration of northbound vehicles entering Old Shakopee Road from 86th Street.

Until a complete median can be constructed by Hennepin County we believe it necessary to limit this proposed access in one of the following manners:

- Move the driveway to the north end of the site to align with the existing median – further extension of the existing median to the south will likely be necessary – this is our preferred option.
- As part of the development work, construct a median at the mid-block location referenced above significant enough to restrict any potential illegal maneuvers – if impacting access on the west side, the applicant will need to work with the city
- If this access is not protected by either an existing or constructed median, we may consider an alternative right-in/right-out access design to be reviewed by county staff

Right-of-Way

Requests

To allow for our typical four-lane divided section with off-road trail we are requesting dedication necessary for a consistent 60 feet of right-of-way along this section of Old Shakopee Road. If this cannot be reasonably provided for, we will accept an easement beyond 50 feet from the centerline to include drainage and utility as well as sidewalk and trail.

Additional Considerations

Requirements

Installation of both Americans with Disabilities Act (ADA) compliant pedestrian ramps and Accessible Pedestrian Signals (APS) will be necessary at the intersection of Old Shakopee Road and 86th Street. This will include the 'porkchop' or raised concrete island. We routinely expect this work to be completed by any new developments abutting a signalized intersection.

Any proposed plantings along the boulevard of Old Shakopee Road will need to be setback a minimum of six feet from the back of the curb.

Storm Water and Drainage

Requirements

Please ensure discharge rates remain less than existing flow rates. The county storm water system will not take water from new drainage areas. Additional treatments may be necessary if flow rates cannot match existing.

Storm water and drainage questions can be directed to Drew McGovern at 612-596-0208, drew.mcgovern@hennepin.us.

Permits

Requirements

Please inform the developer that all construction within county right-of-way requires an approved Hennepin County permit prior to beginning construction. This includes, but is not limited to, driveway and street access, drainage and utility construction, trail development, and landscaping.

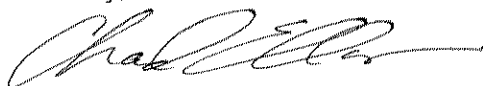
Permit questions can be directed to Michael Olmstead at 612-596-0336, michael.olmstead@hennepin.us.

More information

Please contact us for any further discussion of these items.

- Bob Byers at 612-596-0354, robert.byers@hennepin.us
- Jason Gottfried at 612-596-0394, jason.gottfried@hennepin.us

Sincerely,



Chad Ellos, PE

Transportation Planning Division Manager



Hennepin County Property Map

PL201800123
PL2018-123
Hyatt House
2301 E Old Shakopee
Date: 4/12/2018



PARCEL ID: 2111923340002

OWNER NAME: Gene H & Elizabeth Kissner

PARCEL ADDRESS: 52 Address Unassigned,
Corcoran MN 00000

PARCEL AREA: 16.15 acres, 703,607 sq ft

A-T-B: Abstract

SALE PRICE:

SALE DATA:

SALE CODE:

ASSESSED 2017, PAYABLE 2018

PROPERTY TYPE: Farm
HOMESTEAD: Homestead
MARKET VALUE: \$51,800
TAX TOTAL: \$261.30

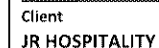
ASSESSED 2018, PAYABLE 2019

PROPERTY TYPE: Farm
HOMESTEAD: Homestead
MARKET VALUE: \$52,000

Comments:

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

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COUNTY 2018



Location
BLOOMINGTON,
MINNESOTA

2018年10月30日 2018年10月30日
 2018年10月30日 2018年10月30日
 2018年10月30日 2018年10月30日

Revision History

Sheet No. Revision
C3.01

This is a detailed site plan for a proposed building and its surrounding infrastructure. The plan shows a long, narrow building footprint with a central section that is wider and more complex. To the left of the building is a large parking area with many spaces marked. To the right is another parking area and a smaller building structure. The plan includes various annotations such as "PROPOSED BUILDING 150 PACIFIC MAIN LEVEL FFE=8.8.0", "OLD SHAKOPEE ROAD & COUNTY RD. NO. 12", and "30' BUILDING SETBACK". There are also numerous numbered circles (1-10) and letters (A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z) scattered throughout the plan, likely indicating specific points of interest or survey data. The plan is oriented with the building and parking areas running diagonally from the top-left towards the bottom-right.

The diagram illustrates the construction details of a concrete slab-on-grade over a compacted gravel base. Key components labeled include:

- FIBERGLASS MAT
- EXISTING CONCRETE
- RETAINING WALL
- TIE BARS
- ASPHALT CURB
- SLOPE
- GRAVEL BASE
- FINISH GRADE

The diagram shows cross-sections of the existing concrete and the new retaining wall, as well as a plan view of the curb and slope.