



April 4, 2018

Hyatt House - Old Shakopee Road, Bloomington, Minnesota

City Application for Final Site and Building Plan, Preliminary and Final Plat

Project Summary:

JR Hospitality is proposing to construct a Hyatt House hotel in the northeast corner of East Old Shakopee Road and 86th Street East. The proposed hotel is currently planned to have four stories and a total of approximately 98,774 square feet, with 150 rooms.

Parking Required (1.1 Stalls / Room): 165 Stalls

Parking Provided: 165 Stalls

Note: No proof of parking is proposed in order to meet the anticipated demand based on franchise requirements. The project site encompasses 5 existing parcels over an area of ± 4.6 acres. The project is proposed to begin construction in 2018 and be operational in 2019.

The applicant previously submitted requests for a Comprehensive Plan Amendment to the Office land use designation and rezoning to the C4 (Freeway Office) District. The required application form, check for review fees, development plans, plats and Hyatt House architectural plans & graphics are provided.

Applicant:	JR Hospitality	Jay Bhakta, Managing Partner, 612-310-9799
Engineer:	Sambatek, Inc.	Michele Caron, PE, LEED AP, 763-746-1645
Architect:	Base 4	Rob Baker, 816-210-8962

The property currently includes a parking lot on the south and vacant land on the north.

Subject Property:

- LOT 1, BLOCK 1, CYPRESS ADMINISTRATIVE ADDITION: 2300 86TH STREET E, BLOOMINGTON, MN 55425
PID: 01-027-24-34-0068.
- PARCEL 1: 2325 OLD SHAKOPEE ROAD E, BLOOMINGTON, MN 55425
PID: 01-027-24-34-0017.
- PARCEL 2: 2357 OLD SHAKOPEE ROAD E, BLOOMINGTON, MN 55425
PID: 01-027-24-34-0012.
- PARCEL 3: 2349 OLD SHAKOPEE ROAD E, BLOOMINGTON, MN 55425
PID: 01-027-24-34-0011.
- PARCEL 4: 2373 OLD SHAKOPEE ROAD E, BLOOMINGTON, MN 55425
PID: 01-027-24-34-0013.

The site plan takes into account the future right of way expansion for the road widening on East Old Shakopee Road. The site plan intends to avoid bluff areas as defined by the City of Bloomington and approved by the Lower Minnesota River Watershed District. A topographic survey has been completed to confirm bluff limits.

Stormwater management facilities are anticipated to include a surface infiltration basin and possibly an underground chamber system, depending upon results of an upcoming geotechnical investigation.

Please contact Michele Caron, Sambatek, at 763-746-1645 if you have questions or would like additional information.