



# Development Review Committee

## Approved Minutes

PL201600221  
PL2016-221

Pre-Application, PL201600221  
Meeting Date: December 13, 2016  
McLeod Conference Room  
Bloomington Civic Plaza  
1800 West Old Shakopee Road

---

### Staff Present:

Sandy Harvey (B&I) 952-563-8958  
Kris Kaiser (Fire Prev) 952-563-8968  
Jen Desrude (Eng.) 952-563-4862  
Tim Kampa (Utilities) 952-563-8776  
Vicky Soukaseum (Eng.) 952-563-4627

Kent Smith (Assessing) 952-563-8707  
Erik Solie (Env. Health) 952-563-8978  
Heidi Miller (Police) 952-563-4975  
Doug Junker (Licensing) 952-563-4923  
Glen Markegard (Planning) 952-563-8923

### Project Information:

Project	Waterpark of America Renovation
Site Address	1700 AMERICAN BLVD E, BLOOMINGTON, MN 55425
Plat Name	DECATHLON HOTEL ADDITION;
Project Description	Conditional Use Permit and Major Revision to Final Development Plans for the renovation of a waterpark and hotel.
Application Type	Conditional Use Permit Final Development Plan
Staff Contact	Nick Johnson nmjohnson@BloomingtonMN.gov (952) 563-8925
Applicant Contact	Doug Schuette (404) 507-0996 doug_schuette@gensler.com
Developer	
Post Application DRC	YES

### Guests Present:

Name	Email
Dave Herzberg	<a href="mailto:dherzberg@a-p.com">dherzberg@a-p.com</a>
Dustin Murray	<a href="mailto:dmurray@greatwolf.com">dmurray@greatwolf.com</a>
Rodney Jones	<a href="mailto:rjones@greatwolf.com">rjones@greatwolf.com</a>
Doug Schuette	<a href="mailto:Doug_schuette@gensler.com">Doug_schuette@gensler.com</a>
Kristopher Huisinga	<a href="mailto:Kristopher_huisinga@gensler.com">Kristopher_huisinga@gensler.com</a>

**Discussion/Comments:**

- Nick Johnson (Planning):
  - Pre-application Major Revision to Final Development Plans for the renovation of a waterpark and hotel. Included in the renovation would be increase one net hotel room, expansion of a meeting space-up to 3,800 square feet, and renovation to the entertainment and restaurant spaces-this would include: rope course, bowling alley, additional restaurant, minor additional retail, and other additions that would expand the use of the hotel.
  - A Major Revision to final Development Plan is required, as well as a Conditional Use Permit for hotel expansion in the FD1 district.
- Kent Smith (Assessing):
  - No re-platting, thus no park dedication.
  - Regarding retail use, depending on what it involves, that may impact assessing.
    - Schuette responded, the retail is essentially items that support the waterpark (souvenirs, sandals, water items, etc.).
- Erik Solie (Environmental Health):
  - No detail plans, would like to meet another time for detailed discussion. Solie provided a packet with permitting and additional construction and remodel material. Solie advised to have a separate meeting to discuss details when ready.
    - Schuette noted that they have a kitchen consultant and the architect will contact Solie when plans are being developed. The existing kitchen spaces will be left, essentially, as is, with the exception of an item that will be replaced. There are two additional small kitchen spaces as well.
    - Solie, asked if any new water/aquatic spaces being added.
    - Jones answered that it's mostly maintenance and two hot tubs that will be removed.
- Kris Kaiser (Fire Prevention):
  - Existing building conditions that need to be addressed: corroded sprinkler heads in the park, smoke detectors (10 years old) need to be updated.
  - Horizontal exit in the garage level needs fire hose valves within 130ft on both sides of the exit.
  - Any new additional stairway, needs hose valves, and wet standpipes need to be in the stairway and heated.
  - Regarding kitchen modification upgrades, if the suppression system is water based, it shall be replaced with code compliant suppression system.
  - Access to fire pumps and maintaining the area around the building to enter.
    - Schuette asked about the two the new stairs that are being added are exterior stairs and are not enclosed.
    - Kaiser answered that the horizontal exit is essential with 200 ft. travel distance from hose valve. Currently, the parking garage with the existing stairwell, it is compliant.

**PL201600221**

**PL2016-221**

- Heidi Miller (Police):
  - When emergency calls are made, make sure that the room numbers are given.
- Jen Desrude (Engineering):
  - Traffic's primary concern is with parking.
  - Water Resources, confirming that there is no exterior site work, this includes parking lot resurfacing.
    - Jones answered that restriping and possibly minor patchwork in the parking lot.
    - Desrude noted a reconstruction of the parking lot will require a Storm water Management Plan. Any new impervious surface will trigger the requirement of a Storm water Management Plan. Additionally, any area disturbed over 5,000 square feet will trigger more extensive review.
  - Murray asked about #2 on the Comment Summary, "All parking stall striping must be painted white. Parking island must be 3-feet shorter than the parking stall and 8-feet wide." Murray wanted to know if the comment was addressing the parking stall width.
    - Desrude answered that it was addressing the parking islands, not stalls.
- Tim Kampa (Utilities):
  - If any exterior work will be done, a civil plan must be submitted.
  - An exterior grease interceptor will be required for any new or substantial remodel of food service facility.
  - Contact the Met Council for SAC charges. The credits for existing uses and sewer use should be updated.
  - The exterior utilities don't match the plans, Kampa handed them updated GIS and previous plans to compare.
  - There could be leaks in the system, work with the City and investigate. There are Conservation efforts to reduce the water usage.
- Doug Junker (Licensing)
  - Ownership and management change will need to update the license.
  - Licenses are non-transferrable. After the remodel, it's advised to reassess to accommodate the new amenities (liquor license, hotel, room, hot tub, bar, arcade, etc.).
  - Kent Smith asked when the closing is scheduled.
    - Murray answered closing date: Feb 1<sup>st</sup> 2017. Park will be closed and reopened with new management.
- Nick Johnson (Planning):
  - Regarding parking quantity, if all the various venues in the building are restricted to hotel guests only, the required calculation would be 509 parking stalls. The hotel has a number of uses that goes beyond typical hotel operations. Employment operations above and beyond a typical hotel use would need to be submitted to the City.
  - Condition the approval with Site Development Agreement. Restrict access to the venue to hotel guests only.

- Murray asked for a template or examples.
  - Johnson agreed to send examples previous agreements.
- Landscaping and lighting must be consistent with the approved plan from prior approvals in 2004.
- Parking stalls dimensions: surface stalls are 9'x18', 24-foot drive aisle for 90 degree parking, structure stalls are 8.5-feet wide by 18-feet.
- Environmental Health requires interior trash requirements. All trash must be kept an interior trash/garbage enclosure. With operations changing, trash may need to be changed to accommodate the use.
- Jones asked about the required colors for the exterior slides.
  - Johnson answered he will look into the codes.
  - Schuette asked about exterior color codes in general, if there were any.
  - Johnson replied there are none.
- Murray asked if the previous assumptions for the parking study of the existing water park could be applied to Great Wolf.
  - Desrude answered that the existing waterpark allowed outside guests to use the waterpark and that was the point of the parking study. The assumptions were based off of the studied condition utilizing room occupancy and parking stall availability. There has been a 10 percent reduction for transit used in studies in the South Loop District, but without a study, a 25 percent reduction would not be considered.
  - Murray explained that marketing isn't to the public, and the guests will usually be staying at the hotel.
  - Johnson stated that a study related to their establishment would be studying the current operations. The mode assumptions will reflect the light rail and public transportation available to the site.
  - Markgard asked when "Open to public" is being suggested, what does that mean?
    - Restricted to hotel guests and not public.