



December 21, 2016

### **Conditional Use Permit**

Gensler is submitting a Conditional Use Permit (CUP) application for our project at the Radisson Hotel Waterpark of America. This CUP application is a revision to the original CUP completed during the original project design process. The project description and associated data below provides relevant project data for the renovation.

The response to the required written documentation includes:

1. An application form signed by the property owner(s) or authorized representative: **see attached.**
2. The required application fee: **Great Wolf to provide.**
3. Written documentation that includes:
  - a. A complete description of the use: **see attached project description.**
  - b. Schedule for the commencement of the use: **target open date Nov 2017.**
  - c. Size of facility: **433,000 GSF. See project description for seat counts.**
  - d. Hours and dates of operation: **365 days/year, front desk staffed 24/7.**
  - e. Anticipated employment: **Approximately 400 total employees. Estimated maximum shift size is approximately 103 people. Estimated non-standard hotel employees is 34, which includes employees for FEC bar, Hungry as a Wolf pizza, ropes course, rock wall, Magiquest, candy shop, arcade, ticket booth, Ben & Jerry's, Scooops kids spa, Buckets snack bar, and the waterpark.**
4. Floor plan and/or site plan: **see attached.**
5. Final development plan application: **see attached.**
6. Any special studies requested: **none requested at this time.**



### Final Development Plan

1. An application form signed by the property owner(s) or authorized representative: see attached.
2. The required application fee: **Great Wolf to provide.**
3. Written documentation that includes:
  - a. A complete description of the use: **see attached project description.**
  - b. Code deviations: none requested.
  - c. Site and building information:
    - i. Lot size: **381,675 SF**
    - ii. Building size: **433,000 GSF**
    - iii. Floor area ratio by lot and size: **1.13**
  - d. Project phasing and construction scheduling:
    - i. Phase One: **guestroom, demolition, and structural steel permit to be submitted 12/22/16.**
    - ii. Phase Two: **remaining renovation permit to be submitted 3/3/17.**
    - iii. Construction: **target substantial completion November 2017.**
  - e. Hours of operation: **365 days/year, front desk staffed 24/7.**
  - f. A description of the covenants or agreements that may influence the use and maintenance of the proposed development: **design team not aware of any conditions.**
  - g. Anticipated employment: **Approximately 400 total employees. Estimated maximum shift size is approximately 103 people. Estimated non-standard hotel employees is 34, which includes employees for FEC bar, Hungry as a Wolf pizza, ropes course, rock wall, Magiquest, candy shop, arcade, ticket booth, Ben & Jerry's, Scooops kids spa, Buckets snack bar, and the waterpark.**
  - h. Storm water management plans: **Not applicable because no changes in grading or impervious surfaces.**
  - i. Anticipated trip generation based on the most recent edition of the ITE Trip Generation Manual: **unchanged from current use.**
  - j. Anticipated peak hour and average day water demand and wasteflow: **unchanged from current use.**
4. Samples of proposed exterior materials: **see attached.**
5. Plans that meet all requirements for final site and building plan applications: **see attached. (lighting and landscape plans to adhere to the original CUP, no revisions submitted to lighting and landscape CUP).**
6. Any special studies requested: **none requested at this time.**

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### **Enclosed Drawings**

- a. Existing Drawings
  - a. Site Plan
  - b. Existing Floor Plans
- b. Proposed Drawings
  - a. Site Plan
  - b. Building Plans
    - 1. Basement Level
    - 2. Level One
    - 3. Level Two
    - 4. Level Three (level 4-8 similar)
  - c. Porte Cochere Plans and Elevations
  - d. Samples of proposed exterior materials

### **Drawings not provided, as scope of renovation doesn't impact drawing scope:**

- a. Lighting (renovation meets existing CUP lighting requirements)
- b. Landscaping (renovation meets existing CUP landscape requirements)
- c. Grading, drainage, and erosion control (no grading or impervious surface impacts)
- d. Utility plans (site utilities not impacted)



### **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 an 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.

### **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.

### **Guestroom Renovation Approach**

- a. Guestroom renovations largely involve finish and soft-goods replacement.
  - i. Bathroom fixtures are 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.



### **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.

### **Exterior Renovation Approach**

Limited exterior renovations to include:

- a. New Port Cochere at south elevation
- b. New exterior exit stair from Level 02 to grade on east elevation
- c. New grease interceptor near southeast corner of site
- d. Repaint all green cement board surfaces a more subtle green.
- e. Enclose Level 02 balcony on southeast corner of building. Finishes to match existing.
- f. Signage to be replaced

### **Hotel Data**

- a. Room Count
  - iii. Existing Guestroom Count : 403 guestrooms
  - iv. Proposed Guestroom Count: 404 guestrooms
- b. Conference Meeting Space: 3,742 SF
- c. Restaurant Seat Count\*
  - v. Indoor Dining: 369 seats
  - vi. 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.*

### **Parking Data**

- a. Refer to table on site plan