



March 13, 2017

Associated Bank, National Association
45 South Seventh Street, Suite 2900
Minneapolis, MN 55402

First FSN, LLC
10275 West Higgins Road, Suite 300
Rosemont, IL 60018

Re: Zoning Verification Letter – 1601 American Boulevard East (Property)
Lit 1, Block 1, Cedar Park Addition, PID#0202724110057

To whom it may concern:

In response to a request from Kenzie Longren requesting land use information regarding the aforementioned Property, please be advised of the following as of the date hereof:

- 1) Zoning and Comprehensive Land Use Plan Designation:
The property is zoned FD-1(PD) (AR-22), Freeway Development (Planned Development) (Airport Runway) and is subject to the applicable Bloomington City Code performance standards. The Comprehensive Plan Land Use Plan designation is Office.

The adjoining property use, zoning and Comprehensive Plan designations are:

East – Office/Warehouse Zoned FD-1 and Designated Office
North – Office Zoned FD-1 and Designated Community Commercial
West – Residential Zoned R-4 and designated High Density Residential
South – Residential Zoned R-4 and designated Medium Density Residential

- 2) Conformance with Current Zoning Requirements:
The Property use as a 200 room Limited Service Hotel is a Conditional Use in the FD-2 Zoning District. A total of 323 parking spaces are provided where 241 parking spaces are required. Through Planned Development approval in 1997, the use as a hotel is considered a Permitted use and no Conditional Use Permit was issued.

Several Planning and Zoning reviews have occurred over the years. The following zoning reviews were completed:

- 11/3/1997 – City Council approved a rezoning, a Preliminary Development Plan and a Final Development Plan for a hotel and office/warehouse development subject to 19 conditions and 11 Code requirements. (Case 9294A-97)
- 07/22/1998 – Administrative approval to change the exterior materials from burnished block to brick. (Case 9294A-98)

- 11/24/1998 – Administrative approval to change the exterior materials from brick to Portland Cement Stucco. (Case 9294B-98)
- 04/16/1999 – Administrative approval to allow alternative exterior materials not to exceed 15 percent. (Case 9294A-99)
- 07/07/1999 – Administrative approval for conversion of food service to public restaurant as part of the hotel operation and exterior revisions for a restaurant entry. (Case 9294B-99)
- 12/16/1999 – City Council approved a revised Final Development Plan for a solarium addition. (Case 9294C-99)
- 10/20/2006 – Administrative approval of a Revised Final Development Plan to expand the parking and related improvements for the Holiday Inn Express. (Case 9294A-06)
- 06/11/2015 – Administrative approval of a Revised Final Development Plan for a 4,700 square foot main entry pavilion, and exterior pavilion terrace and associated parking lot modifications. (Case 9294A-15)

The most recent inspection resulted in the issuance of the Certificate of Occupancy on December 12, 2016 (Attached). At that time, the property was in full compliance with the City Code and the Development Agreement (Document #3373450).

The applicable City Code (zoning) sections applicable include but not limited to:

- Section 19.34 – Freeway Development (FD-1 and FD-2) District
- Section 19.38.01 – Planned Development (PD) Overlay Districts
- Section 19.38.03 – Airport Runway (AR) Overlay Districts
- Section 19.51 – Refuse handling and storage
- Section 19.52 – Landscaping and screening
- Section 19.52.01 – Screening of roof mounted equipment
- Section 19.63.01 – Exterior Materials
- Section 19.113 – Signs
- Section 21.301.04 – Sidewalks
- Section 21.301.06 – Parking and Loading
- Section 21.301.07 – Exterior Lighting
- Section 21.301.10 – Height
- Section 21.501.02 – Preliminary Development Plan
- Section 21.501.03 – Final Development Plan

3) Utilities serving the property:

According to the City of Bloomington Public Works Division records, the property is served by water, sanitary sewer and storm sewer. All other utilities are provided by non-City providers. Please contact the appropriate provider for detailed information on other services to the property.

4) Right to Rebuild Following Casualty:

The 200 room hotel and accessory uses in the FD-2(PD) (AR-22) Zoning District may continue following casualty, in accordance with the performance standards at the time it is rebuilt, with the Final Development Plans and City Code Section 21.504, Non-conformity.

City records show no open enforcement orders against the property at this time. This statement does not mean that the property is free of violations or is in full compliance with federal, state and local applicable codes.

The City has issued food and lodging licenses for this address. The Bloomington Environmental Health Division conducts routine inspections related to these licenses. Copies of the inspection reports, if needed, are available through Mark Stangenes at 952-563-8980.

5) No Further Approvals or Licenses Required:

The current use by its present owners for a 200 room limited service hotel is permitted under the Zoning Ordinance without necessity of any rezoning, special exceptions, use permit, variance or other approval. I am not aware of any other permit or license required by this jurisdiction that a purchaser must obtain before it may acquire the Project or before the Project may continue to be used in the manner in which it is presently being used.

6) Compliance with Subdivision Regulations:

The Project complies with the applicable subdivision regulations. On April 30, 1979, a Plat of Cedar Park Addition was approved and subsequently filed. (Case 1227A-79)

7) No Application(s) Pending:

No application for rezoning, for a special or conditional use permit or a variance in connection with the Property or Project, is now pending. No proceeding to challenge zoning or other governmental approval or use of the Project is pending, or to the best of my knowledge, overtly threatened.

8) Certificate of Occupancy:

I attached the Certificate of Occupancy for the most recent construction. I am unable to locate additional certificate of occupancies for the Project. I have no reason to believe, given the case file history described above, one was not properly issued for the original construction and subsequent changes. In the absence of a Certificate of Occupancy would not give rise to any enforcement action affecting the Project. It is not necessary for a new purchaser to obtain either a new Certificate of Occupancy or an amendment to the existing Certificate of Occupancy in order continue use and occupancy of the Project which it is approved.

9) Violations Outstanding or Development Related Fees Paid:

I am unaware of any active or alleged violations to any zoning, subdivision, building or similar ordinances or regulations applicable to the Project within the past three years. There

is no record of any pending or contemplated enforcement proceedings against the Project. There are no open enforcement orders against the property at this time.

This statement does not mean that the property is free of violations or is in full compliance with federal, state and local applicable codes. All required fees have been paid in connection with the development and use of the Project, including any impact-related fees, have been paid, and no such fees which would have applicability to the Project are otherwise pending or known at this time.

10) Flood Zone Designation:

The Property is not located in a Flood Hazard Overlay Zoning District. The Flood Insurance Rate Map (FIRM) for the City of Bloomington designates the Property as Zone X on Panel Number 2753C0457F dated November 3, 2016.

This information was researched by the person signing this letter on behalf of the City of Bloomington as a service. The undersigned certifies the above information is believed to be accurate based on or relating to the information supplied in the request for this zoning verification and the information on file with the City of Bloomington. The City assumes no liability for errors or omissions. All information was obtained from public records which may be inspected during regular business hours.

Please contact me at (952) 563-8926 or lpease@BloomingtonMN.gov for any questions.

Sincerely,



Londell Pease, Senior Planner
Community Development – Planning Division

Certificate of Occupancy

**1601 E AMERICAN BLVD
HILTON GARDEN INN - CORRIDORS & GUEST RO**

Description of Work: SCOPE OF WORK INDICATES REMODEL OF ROOM AND

Owner Information**Applicant Information**

KRAUS ANDERSON

525 S 8TH ST
MINNEAPOLIS, MN
55404**Occupancy Group** R-1**Type of Construction** I-B SPR**Code Edition** Minnesota State Building Code 2007

The above described building or portion thereof, has been inspected for compliance with the requirements of the International Building Code pertaining to the Occupancy Classification and Type of Construction listed above.

No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure, or portion thereof, shall be made until the Building Official has issued a certificate of occupancy therefor as provided herein. Issuance of certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid.

Issued by Building Official: Duke Johnson**Date:** 12/13/2016

Originating Department Community Development	By GPD	Approved for Agenda by:	Date: Time:	Number:
Agenda Section DEVELOPMENT BUSINESS		Item Rezoning, Preliminary and Final Development Plan		

Item 4

Case 9294A-97

GENERAL INFORMATION

Applicant: Tharaldson Development Company

Location: 1601 and 1621 East 79th Street

Request: Rezone property from FD-1 to FD-1(PD), Preliminary and final development plan for a 202 unit hotel

Existing Land Use and Zoning: Three building office/warehouse condominium development; zoned FD-1

Surrounding Land Use and Zoning:
 North - Bank and office building and sports and health club; zoned FD-1 and FD-1(PD)
 East - Office/warehouse; zoned FD-1
 South - Multiple-family residential; zoned R-4
 West - Multiple-family residential; zoned R-4 and RM-12 (PD)

Comprehensive Plan: The Comprehensive Land Use Plan recommends Industrial Development for the property.

PROPOSAL

The applicant proposes to remove the north two office/warehouse buildings on the 4.8 acre site and construct a six story, 202 unit hotel on the north two-thirds of the site. The southerly one-story 26,934 square foot office/warehouse building will remain and its exterior will be refinished to match that of the hotel. Future hotel expansion could occupy that space. Site access will be from the existing driveway on 79th Street with slight modifications and the two existing driveways on Bloomington Avenue. The

COUNCIL ACTION

Motion by _____ Second by _____ to _____

Rezoning, Preliminary and Final Development Plan

plan reflects provision of an additional 22 feet of right-of-way for 79th Street with development setbacks based on that future line. Building setbacks are 85 feet from 79th Street, 60 feet from Bloomington Avenue and nearly 200 feet from the east property line.

A total of 212 parking spaces (including 7 accessible spaces) will be provided for the hotel on the north, east and west sides. No information is provided on space breakdown and parking for the office/warehouse building whose docking area will now be exposed to East 79th Street, but existing parking on the east, west and south sides will be retained. The hotel parking will have 20 foot deep yards and three foot high screening along 79th Street and Bloomington Avenue and a 27 foot setback from the east line. An existing 15 foot setback and screening will be retained along the south lot line. No information has been provided on the operation of the office/warehouse building or its relationship with the hotel.

The hotel facilities will include an enclosed pool with two spas, exercise room, meeting space, restaurant and kitchen, mechanical and housekeeping space, and a trash and recyclable collection and storage room on the first floor with four primary types of rooms available on the six floors. Two elevators are provided off of the lobby area and guest laundries are provided on three floors. No information has been submitted regarding the restaurant. Proposed exterior materials are brick, stucco, EIFS and glass, but use of the materials is not identified on the building elevations. No elevations of the office/warehouse building revisions have been submitted at this time.

A point-by-point photometric lighting plan has been submitted and shows 1000 watt and 400 watt metal halide luminaires mounted on 30 foot standards and 400 watt, 175 watt, and 70 watt metal halide wall mounted luminaires.

APPLICABLE REGULATIONS

Section 19.34 and Section 19.38.01

REQUIRED FINDINGS

Section 19.38.01(e)(5)(A),(B),(C),(D),(E),(F),(G) and(H)

HISTORY**City Council Action:**

05/22/78 - Approved preliminary and final plat of Condor's Industrial Townhouse 1st Addition with conditions (Case 8440A-78).

City Council Action: 01/07/80 - Approved a variance to reduce required 20 foot setback for parking to 15 feet along the south property line with conditions (Case 8440A-79).

City Council Action: 04/21/86 - Approved a variance to reduce the required 20 foot landscaped yard to 15 feet along Bloomington Avenue with conditions (Case 9294A-86).

CHRONOLOGY

Planning Commission Agenda: 10/09/97 - Public hearing scheduled.

planning/pol/agenda/A9294.DOC

Applications for Rezoning to FD-1 Planned Development (PD)
Preliminary and Final Development Plan
to Allow Construction of a 202-Unit Hotel on 4.8 Acres of Land

I.

FACTORS CONSIDERED IN FORMULATION
OF HERITAGE INN HOTEL PROJECT

The information contained in this report, together with the development applications for the Heritage Inn Hotel Project (the Hotel Project), have been prepared taking into consideration the following:

- (1) The location and boundaries of the approximately 4.8 acre site located in the southeast quadrant of East 79th Street and Bloomington Avenue in Bloomington, Minnesota (the Property);
- (2) Existing zoning and land uses surrounding the Property;
- (3) Existing characteristics of the Property;
- (4) The Bloomington Comprehensive Plan;
- (5) The Comprehensive Plan Land Use Map;
- (6) The effect of the Hotel Project on the regional and local roadway network; and
- (7) The consistency of the Hotel Project with the Northeast Bloomington Study.

Applicant's Interest

Tharaldson Development Company (the Developer) is the Property owner pursuant to a purchase agreement with TCF National Bank Minnesota.

II.

THE PROPERTY

Property Location, Boundaries, and Adjacent Land Uses

The Property is generally located south of Interstate 494 and west of Cedar Avenue (TH 77). This area is immediately west of the Airport South District which contains the Mall of America and the Met Center redevelopment site, among other significant land uses.

The Property is approximately 209,088 square feet in size and is occupied by the existing 3-building Cedar Square Condominium development. The Cedar Square project is a series of small office warehouse buildings which are leased to various development tenants. The Property is generally surrounded by office and hotel uses to the north and east, multi family residential to the west and office warehouse to the south.

III.

DESCRIPTION OF THE HOTEL PROJECT

Description of the Proposed Heritage Inn Hotel project

The Hotel Project proposes a 202-unit in six stories. Once constructed, the Hotel Project will employ approximately 25 employees.

Construction materials for the building will include concrete block bearing walls, steel studs non-bearing walls, and precast concrete floor/ceiling. The building will also be equipped throughout with a sprinkler system.

Building exterior materials will consist of brick, stucco, dryvit and glass. Samples of building exterior materials will be provided upon request.

Office/Warehouse Building

The most southerly office-warehouse building will be retained as an area for future expansion of the Hotel Project. This building contains approximately 26,934 square feet of space. The exterior of the office warehouse building will be refinished to match the exterior building materials on the Hotel Project. It is anticipated that the hotel expansion will occur in five to seven years, depending upon market conditions.

Zoning

The Property is currently zoned Freeway Development District (FD-1). Surrounding property is zoned FD-1, FD-2, R-4, and RM-12 (PD). The Developer has applied for approval of a rezoning to FD-1 Planned Development (PD), and approval of preliminary and final development plans to allow development of a hotel use pursuant to City Code §§19.34(d)(9) and 19.38.01.

Traffic Characteristics

To minimize conflicts, vehicular access to and from the Property will be from one driveway location on 79th Street and two driveway locations on Bloomington Avenue. The Developer has been advised of the future expansion of 79th Street and has placed the new building on the Property in consideration of this roadway project.

Proposed Schedule

It is anticipated that approval to proceed with the Hotel Project will be obtained in November 1997. Construction will commence shortly thereafter allowing an anticipated completion date of Summer 1998. The Developer has been advised that sanitary sewer capacity will be upgraded with the 79th Street project. The Hotel Project will be timed to come on line after the upgrade of the sanitary sewer.

SITE STATISTICS		
Site Information:		
Item	Area (S.F.)	Coverage (%)
Building	15,532	7%
Building Condo	26,934	13%
Parking/Drives	85,031	40%
Parking/Drives Condo	33,895	16%
Grass/Landscaping	33,038	15%
Grass/Landscaping Condo	13,440	6%
Sidewalks	927	.06%
Conc. Curbing	3,746 Lin Ft.	Incl. W/ Parking
Total	208,798	4.8 Acres
Parking:		
Unit Spaces	9 x 18	205 Spaces
Handicap Space	8 x 18	7 Spaces
Handicap Space (van)	8 x 18	2 Spaces
Additional Spaces	0	0
Total Spaces		212 Spaces

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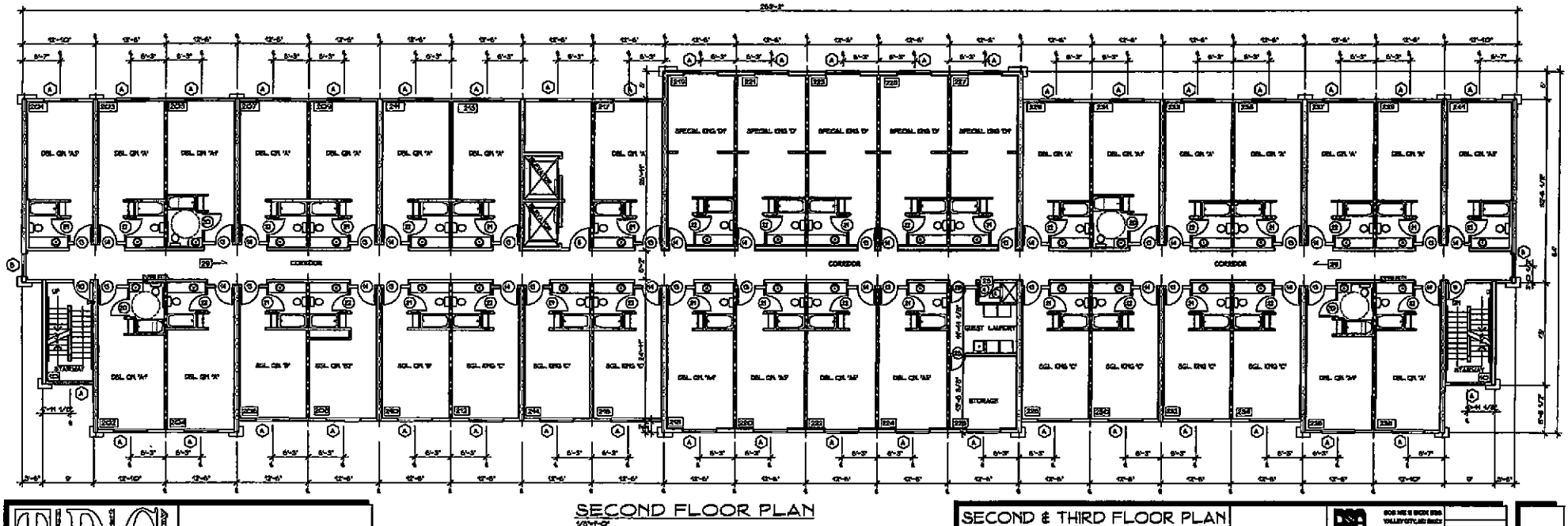
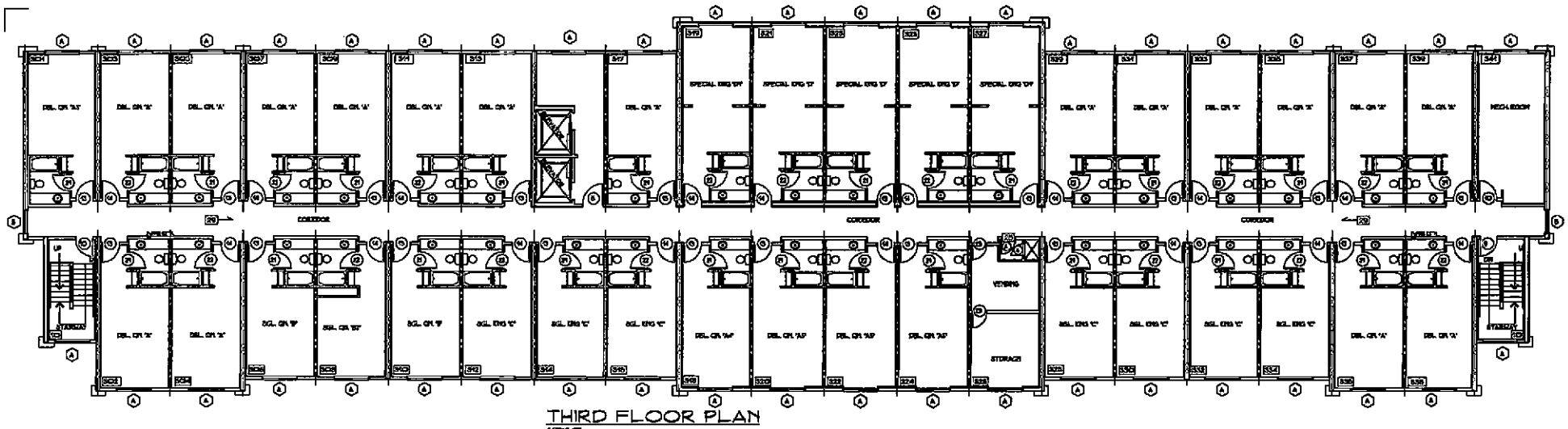
22 11/4 A 336



TIDIC *Engineering & Construction*
Heritage Imm
Heritage Collection

SITE PLAN		THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMPLIES WITH ALL CITY ORDINANCES AND ALL APPLICABLE STATE AND FEDERAL LAWS. I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA. DATE OF PREPARATION: 10/10/84 DRAWN BY: J. HANSEN	DATE: _____ PROJECT NO: 918
DATE: APR 1987 SCALE: 1" = 30' SHEET NO. 1 OF 1 PROJECT: 212 UNIT HOTEL FLOOR: 1ST FLOOR	REVISION: _____ PROJECTED BY: J. HANSEN	RUSSELL & HANSEN P.E. 14770	14770

0294 A 97



SECOND & THIRD FLOOR PLAN DATE: JUNE, 1987 SCALE: 1/8" = 1'-0" DRAWN BY: JLL PROJECT: HERITAGE INN 208 UNIT HOTEL AREA: BLOOMINGTON, MD.		PROJECT NO.: JLL-A3	DAN SMITH - ARCHITECT 1000 N. 10TH ST. SUITE 100 BLOOMINGTON, MD. 21010 TEL: 410/734-1111 FAX: 410/734-1112	A3 ARCHITECTURAL
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This floor plan shows the second floor of the building. It features a central corridor with two stairways at the ends. The rooms are arranged in two rows, with the top row containing rooms 1001 through 1011 and the bottom row containing rooms 1012 through 1021. The rooms are labeled with their respective numbers and descriptions, such as 'SPECIAL ENG 10' and 'DEL. CH 10'. A central staircase is labeled 'STAIRWAY'.

This architectural floor plan depicts the first floor of a building, characterized by its symmetrical design around a central corridor. The plan includes the following details:

- Central Corridor:** A long, narrow corridor runs horizontally through the center of the building, providing access to various rooms on both sides.
- Rooms:** The plan shows numerous rooms, many of which are labeled "SPECIAL ENG 12" and "SPECIAL ENG 10". Other rooms are labeled "DEL. CH 12", "DEL. CH 10", "DEL. CH 8", and "DEL. CH 6".
- Staircases:** Two staircases are located at the ends of the building, one on the left and one on the right, both labeled "STAIRWAY".
- Entrances:** The plan shows multiple entrances, including a "MAIN ENTRANCE" on the left and a "GUEST ENTRANCE" on the right.
- Dimensions:** The plan is annotated with numerous dimensions, including room widths (e.g., 12'-0", 10'-0", 8'-0") and overall building dimensions (e.g., 120'-0" by 40'-0").
- Structural Elements:** The plan includes structural details such as columns, beams, and walls, as well as a "STAIRCASE" and "STAIRWAY" area.
- Orientation:** The plan is oriented with North (N) at the top, indicated by a north arrow in the upper right corner.

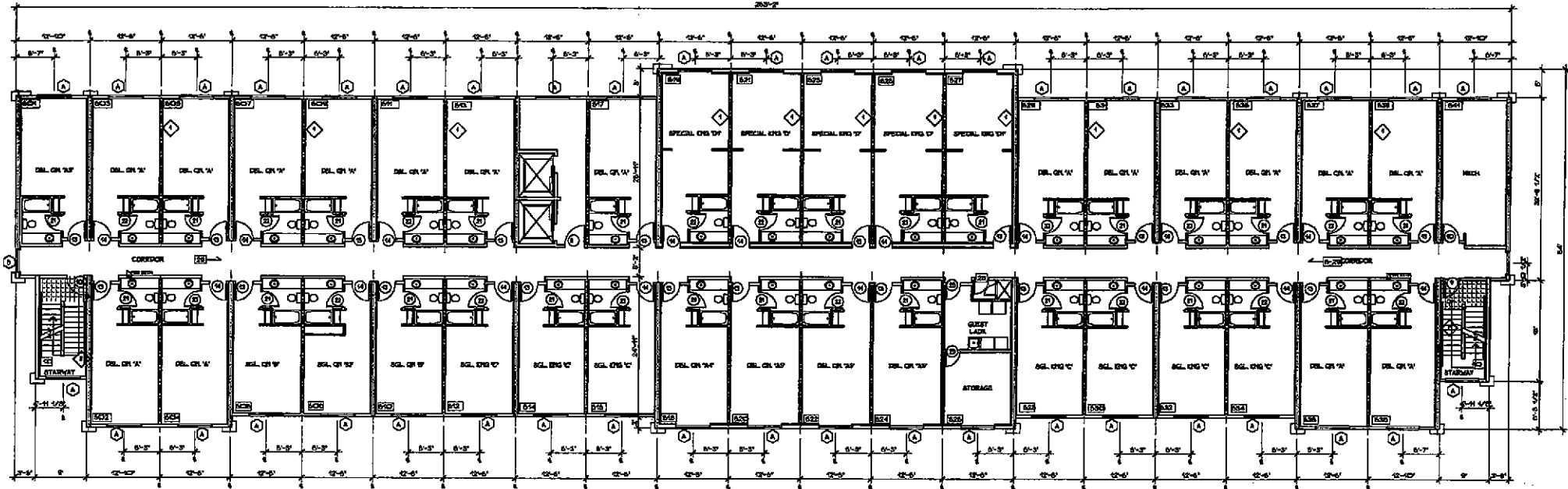
TDIC Travel Development International Corp.
Heritage Inn
Travelers' Selection

DATE: JUNE, 1997	REFERENCE:
AGENCY:	
ORIGINATOR: JXX	
PROJECT: HERITAGE INN 200 UNIT MOTEL. JXX BLOOMINGTON, MN	
	PRIORITY MAIL JXX-JXX

DSA BOB SMITH IS BACK IN
VALLEY CITY, ND OFFICE
PHONE: (701) 846-0777
DAN SMITH - ARCHITECT

A3.4

0294 A 97

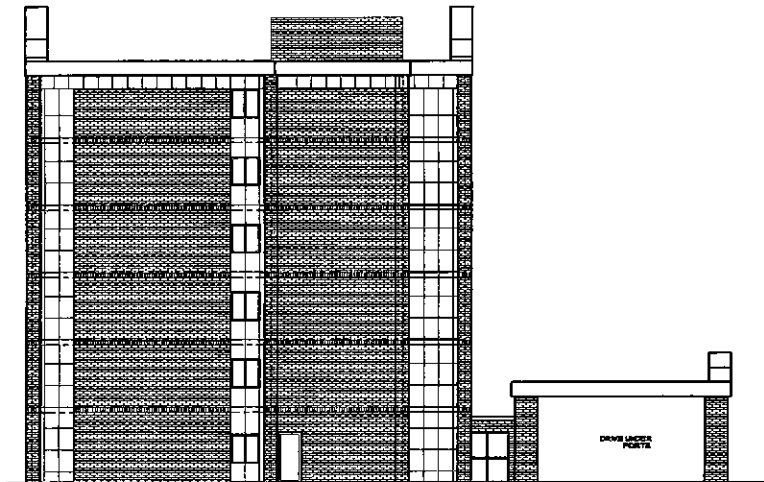


SIXTH FLOOR PLAN
1/8"=1'-0"

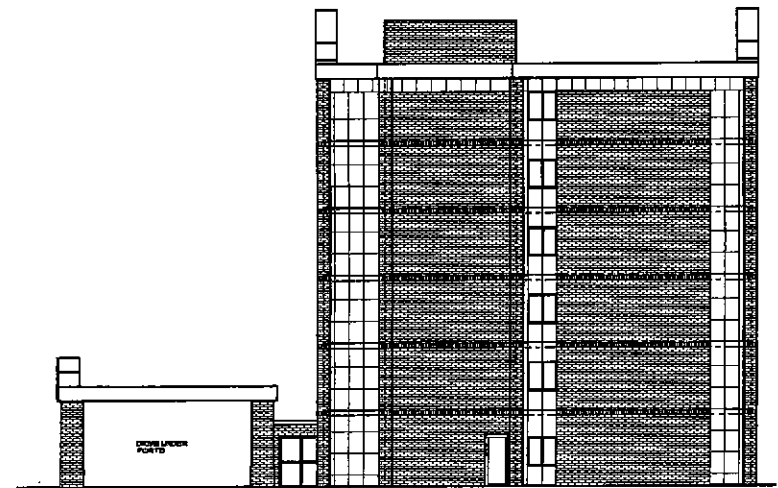


SIXTH FLOOR PLAN		DAN SMITH - ARCHITECT	A3.2
DATE: JUNE, 1997			
SCALE:			
DRAWING NO. A3.2			
PROJECT: HERITAGE INN 200 UNIT MOTEL A3.2 BLOOMINGTON, MN.			

0294
A
97
17/4



LEFT SIDE BLDG. ELEVATION
SCALE: 1/8"=1'-0"



RIGHT SIDE BLDG. ELEVATION
SCALE: 1/8"=1'-0"



BUILDING ELEVATIONS		 DAN SMITH - ARCHITECT	A4.1
DATE: JUNE, 1997			
SCALE:			
DRAWN BY: JAA			
PROJECT: HERITAGE INN 203 UNIT MOTEL - JAA		PROJECT NO: JAA-JA	
BLOOMINGTON, MN		SHEET NO. 1001	

Item 4

GENERAL INFORMATION

Applicant: Tharaldson Development Company

Location: 1601 and 1621 East 79th Street

Request: Rezone property from FD-1 to FD-1(PD), Preliminary and Final Development plan for a 202 unit hotel and an existing office/warehouse building

PROPOSAL

The applicant proposes to remove the north two office/warehouse buildings on the 4.8 acre site and construct a six story, 202 unit hotel on the north two-thirds of the site. The southerly one-story 26,934 square foot office/warehouse building will remain and its exterior will be refinished to match that of the hotel. Future hotel expansion could occupy that space. Site access will be from the existing driveway on 79th Street with slight modifications and the two existing driveways on Bloomington Avenue. The plan reflects provision of an additional 22 feet of right-of-way for 79th Street with development setbacks based on that future line. Building setbacks are 85 feet from 79th Street, 60 feet from Bloomington Avenue and nearly 200 feet from the east property line.

A total of 212 parking spaces (including 7 accessible spaces) will be provided for the hotel on the north, east and west sides. No information is provided on space breakdown and parking for the office/warehouse building whose docking area will now be exposed to East 79th Street, but existing parking on the east, west and south sides will be retained. The hotel parking will have 20 foot deep yards and three foot high screening along 79th Street and Bloomington Avenue and a 27 foot setback from the east line. An existing 15 foot setback and screening will be retained along the south lot line. No information has been provided on the operation of the office/warehouse building or its relationship with the hotel.

The hotel facilities will include an enclosed pool with two spas, exercise room, meeting space, restaurant and kitchen, mechanical and housekeeping space, and a trash and recyclable collection and storage room on the first floor with four primary types of rooms available on the six floors. Two elevators are provided off of the lobby area and guest laundries are provided on three floors. No information has been submitted regarding the restaurant. Proposed exterior materials are brick, stucco, EIFS and glass, but use of the materials is not identified on the building elevations. No elevations of the office/warehouse building revisions have been submitted at this time.

A point-by-point photometric lighting plan has been submitted and shows 1000 watt and 400 watt metal halide luminaires mounted on 30 foot standards and 400 watt, 175 watt, and 70 watt metal halide wall mounted luminaires.

CODE COMPLIANCE

Section 19.52(e)(1) requires a 20 foot deep yard along all streets. The existing 17 foot deep yard along Bloomington Avenue will be retained on the south third of the site and increased to 20 feet in the area of the hotel.

Section 19.52(e)(2) requires a 20 foot deep landscaped yard when nonresidentially zoned property abuts residentially zoned property. The existing parking setback from the south property line, which was reduced from 20 feet to 15 feet by variance in Case 8440A-79, is proposed to remain at 15 feet in this development.

Section 19.64(b)(5) requires that off-street parking be located to the side or rear of the building in the FD-1 Zoning District. The applicant proposes to place required parking spaces between the hotel and both street frontages with 20 foot deep yards between the parking and the streets and to retain existing office/warehouse parking between the building and Bloomington Avenue.

ANALYSIS

The Planned Development Overlay District is requested to cover the entire property, not just the hotel portion. On that basis, the existing retained development as well as proposed development must be reviewed as part of a whole and plans and site data necessary to that end must be submitted for each element of the plan. The applicant will also be undertaking appropriate legal proceedings to clear the condominium plats and may elect to replat the property in the future as part of that action in order to insure clear title. This would not be a requirement by the City.

As noted, the south office/warehouse building is being retained, although it will ultimately be removed to allow for hotel expansion, possibly in five to seven years. Until that time, it is an integral part of the development proposal and therefore must be included in the review and approval process as a land use. While not submitting any plans for consideration, the applicant has already indicated an intent to remodel the exterior of the building (which is not a requirement of the City) but would require appropriate approvals as part of the planned development process. If proposed, this can be accomplished through a development plan revision at a later date.

However, the development plan shall be reviewed on the basis of the total development and whether it works as proposed for all uses. On that basis, the grandfathered development features of the retained development on the site are subject to this review in order to insure use compatibility and coordination, site capacity, and to identify those site features that are no longer in compliance and may require improvement in order to function properly as part of this development.

The applicant has submitted additional and revised information, particularly for the existing office/warehouse building that allows a full site analysis to begin. The applicant states that 95 existing parking spaces will be retained unchanged for the south building which has 12,000 square feet of office and 15,636 square feet of warehouse space for a total requirement of 80 spaces. Coupled with the proposed 212 spaces for the hotel, a total of 307 on-site spaces are proposed. Additional information on

the hotel indicates 10 employees at a maximum shift load for a minimum hotel parking requirement of 212 spaces.

The hotel will be a "dedicated" facility under contract for the use of Northwest Airlines pilots and crews and will not be open to the public during the contract period. Shuttle service will be provided by the hotel, but no further information has been submitted on the nature and characteristics of that service. The 52-56 seat restaurant will be a full service facility serving three meals per day for patrons and their guests. If open to the public or a large number of "guests", an additional 23 parking spaces would be required, so future operational practices and policies are of concern. The meeting room will be limited to patron/guest use at this time, but could add up to 25 parking spaces to the parking requirement if open to non-patron use.

Staff has been advised that the space ownership (condominium) aspect of the office/warehouse will be eliminated and occupancy will be by typical tenant lease. Therefore, the applicant will have the capability of controlling both the building space and the full site, allowing full cross use of available parking if necessary. A 25 foot wide access easement to Bloomington Avenue will remain on the south side of the office/warehouse building to the benefit of the property to the east. Except for the installation of new utility services as required by the hotel, the physical features of the south third of the site are not proposed or required to be altered. This includes site drainage, setbacks, parking, and other related site features. The building has eight overhead doors on the north side that will now be substantially exposed to 79th Street, but no actual docks exist and on-site landscaping will substantially reduce the visual impact. The applicant may also address this appearance concern when developing plans for remodeling the exterior of the building.

Revised hotel building elevations now show an exterior finish of three types of brick and have eliminated the use of any noncomplying materials. Staff does have some concern over the proposed elevations and will be discussing additional detailing with the developer to break up the long rectangular facades.

The site plans submitted are based upon the planned widened right-of-way for 79th Street and the applicant has agreed to provide additional right-of-way to 60 feet from centerline along 79th Street by deed. However, the plans did not reflect the 65 foot radius at the intersection of 79th and Bloomington Avenue and will have to be revised to relocate parking and provide a 20 foot yard in that area.

While a lighting plan has been submitted for the hotel portion of the site, nothing has been submitted for the office/warehouse portion where almost all of the lighting is provided by wall mounts. Staff would recommend that the lighting in this area be brought closer to Code compliance in two steps, but not up to full Code standards due to anticipated redevelopment of this area. The first step would provide complying wall lighting equipment and levels at the building entrances and the overhead door areas as part of the hotel development phase. The second step would be modest improvements to the general site lighting south of the building using standards not exceeding 25 feet in height. This would be done as part of a properly approved revised development plan for remodeling the existing building as initiated by the applicant.

The recommendations of the Fire and Life Safety Committee review of September 30, 1997 have been incorporated into the staff recommendations. Public Works comments noted the following:

- No connection charges;
- Provide new 10 foot drainage and utility easement and a concurrent 10 foot sidewalk/bikeway easement along East 79th Street by document;
- Provide right-of-way to 60 feet from centerline along 79th Street and a 65 foot radius at the intersection by deed;
- Need 10 foot water and sewer separation;
- Sanitary sewer is too shallow;
- Water line must be looped;
- Additional hydrants and valves are required;
- May need common utility maintenance agreement;
- Abandonment of utility services must be in accordance with City regulations;
- Complete SAC questionnaire and satisfy charges;
- Information needed on sewer service to south building;
- Provide trap manholes as designated;
- Improve storm water collection system and provide complete information;
- Provide erosion control plan; and
- Site is in Bloomington/Richfield watershed so review is by City.

The applicant has met with Public Works staff regarding these comments and concerns and will be preparing revised plans to reflect the agreed solutions and modifications which may be available by the meeting date. The applicant is aware of and has discussed with Public Works staff the need for coordination in order to time the opening of the hotel to the completion of sanitary sewer improvement in that area as there is no capacity for the hotel at present. These improvements are scheduled to be completed in the fall of 1998.

The use mix and general site design are adequate and should be able to function in a compatible manner. Staff's primary concern is with parking on the two use site, should the operational character of the hotel shift from a contract or dedicated use to general public use. First, the general public patrons are more likely to have personal or rented vehicles on-site and second, the accessory facilities of the hotel, such as the restaurant and the meeting room, can generate parking demand of their own. If open to the general public, the hotel could generate a need for up to 260 parking spaces or a total of 340 spaces for the entire project. Granted that a certain measure of shared use would be likely to occur, staff will still recommend that use of the restaurant facility shall be restricted to hotel patrons only and that there shall be no exterior signs for the restaurant until such time as adequate parking for the restaurant is approved by the City and is provided.

Staff would note that there is consideration being given to a "proof of parking" plan, which would not be inappropriate if adequate "proof" parking can be provided. The currently proposed 307 spaces should be adequate for the total development as proposed with the restaurant restrictions, but the "proof of parking" number has not yet been determined. The applicant should submit documentation on the shuttle use and program, parking numbers from an existing similar operation, and additional information on management and operational programs that would support the action.

RECOMMENDATION

In Case 9294A-97, staff recommends approval of the rezoning from FD-1 to FD-1(PD), Preliminary Development Plan and Final Development plan for a hotel and office/warehouse development at 1601 and 1621 East 79th Street subject to the following conditions being satisfied prior to the issuance of any grading or building permits:

- 1) A development agreement, including all conditions of approval and language that the hotel will not open until planned utility work is completed and sanitary sewer is available, be executed by the applicant and the City;
- 2) Approval is limited to the hotel phase of development as shown on plans approved in Case 9294A-97. Development Plans for future site and building revisions and modifications shall be reviewed by the Planning Commission and approved by the City Council;
- 3) Exterior building materials and building elevations be approved by the Planning Manager;
- 4) Building plans shall identify trash and recyclable material collection and storage area provided within the building as approved by the Fire Marshal and the Planning Manager;
- 5) As per the developer's agreement, a permanent street easement be provided by document to 60 feet from centerline along East 79th Street and include a 65 foot radius at the intersection with Bloomington Avenue, as approved by the Traffic Engineer;
- 6) A 10 foot sidewalk/bikeway easement be provided by document along East 79th Street as approved by the City Traffic Engineer;
- 7) A 10 foot drainage and utility easement be provided by document along East 79th Street as approved by the City Engineer;
- 8) Grading, drainage, utility and erosion control plans be approved by the City Engineer;
- 9) A SAC questionnaire be completed and submitted to the Department of Public Works;
- 10) Access, circulation and parking plans be approved by the City Traffic Engineer;
- 11) Proof of parking plan be approved by the Planning Manager and the City Traffic Engineer;
- 12) Erosion control measures be in place prior to issuance of grading permits;
- 13) Wall and entrance lighting for the office/warehouse building shall be improved as approved by the Community Resource Unit;

and subject to the following additional conditions of approval:

- 14) The restaurant service shall be available to hotel patrons only until adequate parking for the restaurant is provided and approved by the City;
- 15) The restaurant shall not have any exterior business signage while it is restricted to only patron service;
- 16) No rental vehicles shall be kept or stored on-site except those under contract to a guest;
- 17) Alterations to utilities be at the developer's expense;
- 18) Temporary street signs and addresses be provided during construction;
- 19) All loading and unloading occur on site and off of public streets;

and subject to the following Code requirements:

- 1) Three foot high solid screening be provided along East 79th Street and Bloomington Avenue as approved by the Planning Manager (Sec. 19.52);

- 2) Five foot high solid screening be provided along the south property line as approved by the Planning Manager (Sec 19.52);
- 3) Landscape plan be approved by the Planning Manager (Sec 19.52);
- 4) All rooftop equipment be fully screened (Sec. 19.52.01);
- 5) Poured-in-place concrete curbs be provided on the perimeter of parking lots and traffic islands (Sec 19.64);
- 6) Building be provided with an automatic fire sprinkler system as approved by the Fire Marshal (Mn Bldg. Code 3802; Uniform Fire Code Ch. 10.306);
- 7) Fire lanes be posted as approved by the Fire Marshal (Sec. 8.73);
- 8) Utility plan showing location of existing and proposed water main and fire hydrant locations be approved by the Fire Marshal and Utilities Engineer (Sec. 6.20, Uniform Fire Code Ch. 10.301-C);
- 9) Food service plans be approved by the Environmental Services Division (Sec. 14.360);
- 10) Parking lot and site security lighting shall satisfy the requirements of Section 19.54 of the City Code; and
- 11) Signage be in conformance with the requirements of Chapter 19, Article X of the City Code.

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Tharaldson Development Co.

P O BOX 10519

FARGO, ND 58106-0519

PHONE: (701) 235-1167

FAX: (701) 235-1262

September 29, 1997

Mr. Galen Doyle
Associate Planner
City of Bloomington
2215 West Old Shakopee Road
Bloomington, MN 55431

RE: Comments Concerning Proposed Heritage Inn
79th Street & Bloomington Avenue
Bloomington, MN

Dear Mr. Doyle,

In regards to your telephone conversation with Mr. Gene Hansen, P.E. on September 23rd, we have reviewed the proposed plans and formulated answers to your concerns. Please refer to the following list of concerns and responses. A copy of the proposed site sheets and building elevations have been enclosed for quick reference.

1.) *Parking spaces required for the remaining office building at 1631 Bloomington Avenue.*

Using the available floor plans that we have access to, the remaining building currently has approximately 12,000 sq ft of office space and 15,636 sq ft of warehouse space. Using the ratio of one parking space for every 200 sq ft of office space and one parking space for every 800 sq ft of warehouse space would require a total of 80 parking spaces.

Existing parking that will remain exclusively for the office building includes: Fifteen (15) spaces along the western edge of the building; Fifteen (15) spaces along the western property line; Thirty-three (33) spaces behind the building along the southern property line; Fifteen (15) spaces along the eastern edge of the building; and seventeen (17) spaces that will remain along the eastern property line. This is a total of 95 spaces that currently exist and will remain in-place.

2.) *Parking spaces required for the proposed hotel.*

Using a one to one ratio for a 202 unit hotel would require 202 parking spaces. The current site plan indicates room for 212 parking spaces. It should also be noted that many of the patrons utilizing the proposed hotel will be driven to the site by a hotel van shuttle service.

3.) *Will the remaining office building have condos that are owned or leased?*

The remaining office building will have a combination of owned and leased condos.

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- 4.) *There is an existing driveway, along the southern property line, to the property east of the proposed hotel. Is there an existing agreement to utilize this driveway and parking spaces?*

Currently there is a existing 25 foot wide easement for vehicular and pedestrian access purposes (Doc. No. 1446333) between the existing south driveway along Bloomington Avenue, across our existing parking lot to the driveway connecting the two sites. This access will be maintained with the proposed development.

To the best of our knowledge, no known agreement exists between the current property owners and the owners of the property to the east, allowing overflow parking from one site to utilize parking spaces on the other site.

- 5.) *The docking area of the existing building at 1631 Bloomington Avenue cannot be visible from 79th Street. Provide necessary coverage to block the view from 79th Avenue.*

Please refer to the enclosed Landscape Plan (Sheet L4) and note that we are proposing to plant numerous trees along 79th Street and in the various parking islands to assist in blocking the view of the docking area from 79th Street. It should also be noted that a three to four foot high berm is proposed to be located along 79th Street and Bloomington Avenue. The combination of the proposed berm and landscaping should sufficiently block the view of the docking area from 79th Street.

- 6.) *Provide a detailed description of the proposed restaurant. Full kitchen? Seats? We will need to contact the City and State Departments of Health for necessary permits.*

The restaurant is proposed to be a full kitchen, with service available to guests and limited outside patrons. At this time it is proposed that the restaurant not be open continuously between the hours of 6:00AM and 10:00PM, but will have specific times for the breakfast, lunch and dinner hours.

Currently we are proposing seating for 52 to 56 people.

We are in the process of contacting the necessary City and State departments for the necessary permits.

- 7.) *Will the proposed meeting rooms be available for rent from outside groups?*

Meeting rooms will be available for guests and/or hotel patrons to use for training and business meetings.

- 8.) *What will be maximum number of employees at the peak hours?*

It is currently anticipated that the maximum number of employees during the peak hours will be ten (10). This will be during the morning when housecleaning will be the most active.

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COMMUNITY DEVELOPMENT

9.) *Will the proposed exercise room be available to be rent to outside groups or individuals?*

The proposed exercise room will be available to hotel guests only.

We hope that this will cover the major concerns that you have at this time. If you should have any additional comments or concerns, please feel free to contact me at 1-800-296-7948. Your assistance is greatly appreciated.

Sincerely,
THARALDSON DEVELOPMENT CO.



Dennis Ouderkirk, P.E.
Civil Engineer

Enclosure

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DEPT
SEP 30 1997
CITY OF BLOOMINGTON
MINNESOTA

PUBLIC WORKS DEPARTMENT
Commercial, Industrial and Multiple Development

Name: Tharaldson Development

Case No. 9294A-97

Location: 1601 & 1621 E 79th St.

Scheduled for Planning Commission 10/9/97

Return to Doc in Planning

By: 9/25/97

I. ENGINEERING SERVICES -

DM 9/26/97

Attach conditions of approval
(with appropriate minutes),
connection charges, petitions, platting, etc.

Initial & Date

Connection charges have been paid with previous development.
Replat property which is now a condominium plat.
Provide additional right of way along E. 79th St. as approved by City Traffic Eng.
Provide standard drainage and utility easements 5' on interior lot lines, 10' adjacent to streets.
Provide 10' sidewalk/bikeway easement along E. 79th St.

II. TRAFFIC DIVISION -

LLB 9/24/97

Parking lot layout,
curbs and other traffic items
Engineering/economic feasibility. Sidewalk location, if any.
Limited access, if any.

Initial & Date

Need meet with designers - Many base plan adjustments and then details are in need of attention before approval.

ROW and easements need be clarified for the site to accommodate the proposed use -
Access and parking need be adequate and approved; No on-street parking is permissible. Access location and design as well as island detail shape; standard-operating notes on plan; multi user site space analysis and other necessities must be dealt with before approval.

III. UTILITIES DIVISION -

TKK 9/25/97

Permits, Sewer Availability Charge,
hydrant location, sanitary sewer, water, etc.

Initial & Date

Water and sewer mains must have 10' separation.
More Hydrants and valves for isolation are needed.
The sanitary sewer for the Hotel is too shallow.
Loop the hotel water system.
Larger size watermain may be needed (check with Fire System designers)
Tap the watermain at 1701 E 79th rather than moving the hydrant.
A common utility maintenance and easement agreement will be needed between owners of shared utility lines.
All unused water and sewer services must be abandoned in accordance with Bloomington regulations.
Show details of the sewer service for the condominium building.
Use schedule 40 PVC or SDR 26 for san sewer lines.
A sanitary sewer connection application must be filed with Bloomington. (See attached)

IV. ENGINEERING DIVISION

1. Elevations and grading
Street grades, alignment.

WAF 9/19/97

Initial & Date

Easements required.

Lots of work necessary to REFINE these plans.

Landscaping - no trees in easements. All existing landscaping along E. 79th St. will be removed due to street construction.

Provide right of way as shown plus: 30' radius on property line at Bloomington Ave.

Reconstruct exist parking lot at south end of parcel to provide curb and drainage.

Trap manhole on storm sewer lines before connection to city system.

Identify features of exist storm sewer at N.E. corner parcel and provide competent plan for connection and protection at city system. Provide catch basins or alter grading to pick up storm drainage before it spills out of driveways onto public street.

IV. ENGINEERING DIVISION Cont. -

2. Drainage

SDT 18 Sept 97

Storm Sewer Alignment, grade, pipe size.

Initial & Date

Easements required.

Storm sewer under paved areas must be R.C.P.

Provide erosion control plan.

Last structure prior to connection to public storm sewer system must be a trap manhole.

Provide info for all existing all proposed storm sewer (top of casting, invert, size and type of pipe).

Indicate what is to be done with leads for catch basin's that are being removed.

What is the intended drainage direction at the location of the two curb cuts on the east side of the parcel?

3. Wetlands

Initial & Date

4. City Engineer

RLR 9/26/97

Initial & Date

Plans must show proposed erosion control and specify that it be in place prior to demolition's and construction, and be maintained until the site has been restored.

Meet all conditions of approvals.

V. PUBLIC WORKS ADMINISTRATION -

1. Deputy Director

JBG 9/30/97

Initial & Date

Request compliance with 79th/80th St. corridor R.O.W. plan. The corridor plan has been approved by Council. Sewer capacity is an issue to be resolved in conjunction with the reconstruction of E. 79th St. in 1998. Construct trap MH's prior to connection to public storm sewer system.

Landscaping to be located outside easements. utility, maintenance and parking agreements are assumed to be process. Utilities to be constructed in accordance with City of Bloomington requirements. Utility to be constructed in accordance with City of Bloomington requirements. Utility services that are not intended to be used shall be abandoned in accordance with Bloomington requirements.

CONDITIONS OF THE FIRE AND LIFE SAFETY COMMITTEE

- X 1. Building(s), or portions thereof, be totally sprinklered as approved by the Fire Marshal;
- X 2. Exterior lighting and building security plans be approved by the Community Resource Unit, Bloomington Police Department;
- X 3. Fire lanes be posted as approved by the Fire Marshal;
4. For ADA requirements see below;
- X 5. Utility plan with existing and proposed watermain and fire hydrants be at locations as approved by the Fire Marshal and Utilities Engineer;
6. Traffic, circulation and parking plans be approved by the Traffic Engineer;
- X 7. Enclosed trash facility(s) be provided in a designated area as approved by the Planning Manager;
- X 8. Space must be provided for the collection, separation and temporary storage of recyclable materials within or adjacent to the building;
9. Any standby fuel provisions be as approved by the Fire Marshal;
10. Street names be in conformance with the standard street naming policy;
- X 11. Temporary street signs, lighting and building addresses be provided during construction;
- X 12. Food service be as approved by the Environmental Services Division;
13. Parking structures be built in conformance with open parking garage standards;
14. Further review by the FLSC prior to final site plans and building plans consideration;
15. _____

16. _____

17. _____

Planning Manager Clark Arneson explained the request of Tharaldson Development Company to build a contract hotel at 79th Street and Bloomington Avenue, which will include the removal of two of the three existing buildings for the hotel. Mr. Arneson explained the eventual removal of the third building, which would allow for expansion of the hotel, at which time the hotel would be opened to the public; in the interim the hotel would be used only by Northwest Airlines employees. Mr. Arneson presented the Planning Commission and Planning Staff recommendation of approval. Mr. Arneson explained a change in the conditions of approval made by the Planning Commission to allow the public to use the restaurant facility. Mr. Arneson indicated staff would still recommend the restaurant be limited to hotel patrons only for a year to allow staff to monitor the site due to concerns of adequate parking.

Mr. Arneson responded to questions of what would need to happen to change this hotel from a contract facility to one open to the public, the developer's experience with a contract hotel in Mendota Heights, and restaurant signage if it is open to the public.

Bill Griffith, 1500 Norwest Financial Center, representing the developer, indicated the developer agrees with the staff recommendation to monitor the restaurant one year and they will then be back to request removal of conditions limiting the restaurant to hotel patrons only.

Mr. Arneson responded to questions of parking requirements for non-contract hotels and the number of spaces available at this site. Following discussion, motion was made by Ramthun, seconded by Lenczewski, and all voting aye, to adopt an ordinance to rezone certain property at 1601 East 79th Street from Freeway Development FD-1 to Freeway Development Planned Development FD-1(PD) and thereby amend Section 19.71 and Section 19.73 of the City Code.

Motion was made by Ramthun, seconded by Wilcox, to approve the preliminary and final development plans for a hotel and office-warehouse development at 1601 and 1621 East 79th Street, subject to the following conditions set forth by the Planning Commission and Planning Staff being satisfied prior to the issuance of any grading or building permits:

1. A development agreement, including all conditions of approval and language that the hotel will not open until planned utility work is completed and sanitary sewer is available, be executed by the applicant and the City.
2. Approval is limited to the hotel phase of development as shown on plans approved in Case 9294A-97. Development Plans for future site and building revisions and modifications shall be reviewed by the Planning Commission and approved by the City Council.
3. Exterior building materials and building elevations be approved by the Planning Manager.
4. Building plans shall identify trash and recyclable material collection and storage area provided within the building as approved by the Fire Marshal and the Planning Manager.
5. As per the developer's agreement, a permanent street easement be provided by document to 60 feet from centerline along East 79th Street and include a 65 foot radius at the intersection with Bloomington Avenue, as approved by the Traffic Engineer.
6. A 10 foot sidewalk/bikeway easement be provided by document along East 79th Street as approved by the City Traffic Engineer.
7. A 10 foot drainage and utility easement be provided by document along East 79th Street as approved by the City Engineer.
8. Grading, drainage, utility and erosion control plans be approved by the City Engineer.
9. A SAC questionnaire be completed and submitted to the Department of Public Works.
10. Access, circulation and parking plans be approved by the City Traffic Engineer.
11. Proof of parking plan be approved by the Planning Manager and the City Traffic Engineer.
12. Erosion control measures be in place prior to issuance of grading permits.
13. Wall and entrance lighting for the office/warehouse building shall be improved as approved by the Community Resource Unit.

And subject to the following additional conditions of approval:

14. The restaurant shall not have any exterior business signage.
15. No rental vehicles shall be kept or stored on-site except those under contract to a guest.
16. Alterations to utilities be at the developer's expense.
17. Temporary street signs and addresses be provided during construction.
18. All loading and unloading occur on site and off of public streets.

And subject to the following Code requirements:

1. Three foot high solid screening be provided along East 79th Street and Bloomington Avenue as approved by the Planning Manager.
2. Five foot high solid screening be provided along the south property line as approved by the Planning Manager.
3. Landscape plan be approved by the Planning Manager.
4. All rooftop equipment be fully screened.
5. Poured-in-place concrete curbs be provided on the perimeter of parking lots and traffic islands.
6. Building be provided with an automatic fire sprinkler system as approved by the Fire Marshal.
7. Fire lanes be posted as approved by the Fire Marshal.
8. Utility plan showing location of existing and proposed water main and fire hydrant locations be approved by the Fire Marshal and Utilities Engineer.
9. Food service plans be approved by the Environmental Services Division.
10. Parking lot and site security lighting shall satisfy the requirements of Section 19.54 of the City Code.
11. Signage be in conformance with the requirements of Chapter 19, Article X of the City Code.

Following clarification of the staff recommendation that the restaurant be available only to hotel patrons for one year and restrict restaurant signage during that time period, and clarification by Mr. Griffith that the developer supports the staff recommendation, Councilmember Ramthun amended her motion to include the following:

14. The restaurant shall not have any exterior business signage **while it is restricted to only patron service.**
19. The restaurant service shall be available to hotel patrons only until adequate parking for the restaurant is provided and approved by the City, with review in a one year period.

Councilmember Wilcox withdrew his second to the motion because he supports the restaurant being open to the public. Councilmember Heintzeman seconded the motion as it stands. The vote was called on the motion which carried 6 - 1, with Councilmember Wilcox voting in opposition.

Temporary Conditional
Use Permit - Schimek's
Towing Inc.
Case 8656A-97
Item 5.1

Motion was made by Lenczewski, seconded by Ramthun, and all voting aye, to approve a two year temporary conditional use permit for the open storage of towed motor vehicles at 9301 Harriet Avenue, Schimek's Towing Inc., subject to the following conditions set forth by the Planning Commission and Planning Staff:

1. Only towed vehicles shall be parked or stored on the property and all parking and storage of vehicles shall occur only within the approved fenced and screened area in a neat and orderly manner.
2. No sale of salvaged parts shall be permitted.
3. The required screening and security fence shall be maintained in proper condition to serve its intended purpose and the general site shall be maintained free of weeds and volunteer plant growth.
4. Missing and broken slats in the chain link gate shall be replaced by December 1, 1997 and the applicant shall notify the Planning Manager upon completion of the repairs.
5. The sign containing the name of the business and a telephone number which individuals can use to recover their vehicles shall be maintained and prominently displayed.

Temporary Conditional
Use Permit - Auto Tech
Tune & Repair
Case 1194A-97
Item 5.2

Motion was made by Ramthun, seconded by Lenczewski, to approve a one year temporary conditional use permit for Class III auto sales at 7900 Nicollet Avenue, Auto Tech Tune and Repair, subject to the following conditions set forth by the Planning Commission and Planning Staff:

1. No more than three vehicles for sale at any time.
2. Parking lot be striped as shown on the site plan for Case File 1194A-97 with the exception of parking space number 1, space number 5, space number 10 and spaces 18 through 21.
3. One sign, not larger than one square foot, be allowed inside each vehicle.
4. The cars for sale shall be parked in spaces 15, 16 and 17 as shown on the site plan in Case File 1194A-97.

Councilmember Winstead spoke in opposition to the motion. The vote was called and the motion carried 6 - 1, with Councilmember Winstead voting in opposition.

Originating Department Community Development	By GPD	Approved for Agenda by:	Date: Time:	Number:
Agenda Section DEVELOPMENT BUSINESS		Item Revised Final Development Plan		

Item 1

Case 9294C-99

GENERAL INFORMATION

Applicant: Heritage Inn of Fond du Lac, Inc.

Location: 1601 East 79th Street

Request: Revised final development plan for a solarium addition to an existing hotel

Existing Land Use and Zoning: Hotel and office/warehouse; zoned FD-1(PD)

Surrounding Land Use and Zoning: North – Office and Decathlon Club; zoned FD-1 and FD-1(PD)
East - Office/warehouse; zoned FD-1
South and West – Multiple-family residential; zoned R-4 and RM-12(PD)

Comprehensive Plan: The Comprehensive Land Use Plan recommends Industrial land use for the property.

PROPOSAL

The applicant proposed to add a 13 foot x 40 foot one story solarium addition on the west side of the hotel building adjacent to the indoor pool. The 520 square foot addition will increase patron seating and recreation area around the pool and spa facilities, particularly for family use. The addition will occupy landscaped current yard area and will reduce the building's front setback from 60 feet to 50'6" along Bloomington Avenue for the addition's length. No parking spaces are lost. Exterior materials consist of glass panels in a metal frame for the three sides and roof.

COUNCIL ACTION

Motion by _____ Second by _____ to _____

APPLICABLE REGULATIONS

Sections 19.34, 19.41(c) and 19.38.01

REQUIRED FINDINGS

Section 19.38.01(e)(5)(A),(B),(C),(D),(E),(F),(G) and (H)

HISTORY

City Council Action:

11/03/97 - Approved rezoning from FD-1 to FD-1(PD) and preliminary and final development plans for a hotel and office/warehouse development with conditions (Case 9294A-97).

Administrative Action:

07/22/98 - Approved revised final development plan for exterior change from burnished block to brick (Case 9294A-98).

Administrative Action:

11/24/98 - Approved revised final development plan for exterior change from brick to Portland Cement stucco (Case 9294B-98).

Administrative Action:

04/16/99 - Approved revised final development plan to allow use of Dryvit rather than stucco on columns and parapet (Case 9294A-99).

Administrative Action:

07/07/99 - Approved revised final development plan for conversion of patron-only food service to public restaurant and exterior entry revisions with conditions (Case 9294B-99).

CHRONOLOGY

Planning Commission Agenda:

11/18/99 - Public hearing scheduled.

CITY OF BLOOMINGTON
Division of City Planning
REPORT TO THE PLANNING COMMISSION
November 18, 1999

Item 1

GENERAL INFORMATION

Applicant: Heritage Inn of Fond du Lac, Inc.
(Case 9294C-99)

Location: 1601 East 79th Street

Request: Revised final development plan for a solarium addition to an existing hotel

PROPOSAL

The applicant proposed to add a 13-foot x 40-foot one story solarium addition on the west side of the hotel building adjacent to the indoor pool. The 520 square foot addition will increase patron seating and recreation area around the pool and spa facilities, particularly for family use. The addition will occupy currently landscaped yard area and will reduce the building's front setback from 60-feet to 50'6" along Bloomington Avenue for the addition's length. No parking spaces are removed. Exterior materials consist of glass panels in a metal frame for the three sides and roof.

CODE COMPLIANCE

Section 19.41(c) requires a 60-foot building setback from a side yard adjoining a street. East 79th Street is the "front" and Bloomington Avenue is the "side yard". The proposed solarium addition will encroach about 9.5 feet into the established setback along Bloomington Avenue, reducing it to about 50'6" for a 40-foot length along the frontage.

ANALYSIS

Review by the Planning Commission and action by the City Council is required for this proposal in accordance with Section 19.38.01(e)(6)(A) and (E) as the floor area is increasing and the final development plan is being modified by the encroachment into the required setback of the primary zoning district.

The expansion of floor area is limited to the first floor and, at 520 square feet, is small enough that it does not have any significant impact on the character, scale or intensity of the development. It does increase the utility of the pool area for the convenience of the hotel patrons and will provide additional natural light into the pool area. As noted, the height of the addition is only one story, so it occupies only a small portion of the west elevation of the building and will be reasonably compatible with the existing character and finish of the building.

The encroachment into the required setback is minimal given the addition's depth and width, and it has no impact on the character and function of the site beyond reducing the amount of yard between the circulation drive and the building. The approved parking and circulation are not reduced or altered in any fashion by the addition.

RECOMMENDATION

In Case 9294C-99, staff recommends approval of the revised final development plan for a solarium addition to an existing hotel at 1601 East 79th Street subject to the following conditions:

- 1) A setback of not less than 50 feet from Bloomington Avenue shall be maintained to the solarium addition;
- 2) Exterior finish and materials of the addition shall be as shown on the plans approved in Case 9294C-99; and
- 3) Area and location of the solarium addition shall be as shown on the plans approved in Case 9294C-99.

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Acknowledged the Withdrawal of the Request by Radisson Hotel South to Extend Tent Time Limit
Item 4.7

Motion made by Bianchi, seconded by Winstead, and all voting aye, to acknowledge the withdrawal of the request by the Bloomington Radisson Hotel South and took no action on their request for a time extension of 25 days to six months for an 8,400 square foot tent to be erected from May 15 to November 15, 2000.

Approved the Revised Final Development Plan for Heritage Inn of Fond du Lac, Inc.
Case 9294C-99
Item 5.1

Motion made by Ramthun, seconded by Winstead, and all voting aye, to approve the revised final development plan for a solarium addition to an existing hotel at 1601 E. 79th Street for the Heritage Inn of Fond du Lac, Inc. subject to the following three conditions set forth by the Planning Division and Planning Commission:

1. A setback of not less than 50 feet from Bloomington Avenue shall be maintained to the solarium addition;
2. Exterior finish and materials of the addition shall be as shown on the plans approved in Case 9294C-99; and
3. Area and location of the solarium addition shall be as shown on the plans approved in Case 9294C-99.

Approved Renewal of One-year Temporary Conditional Use Permit for Bridge Properties, Inc.
Case 3169D-99
Item 5.2

Motion made by Ramthun, seconded by Bianchi, to approve a six-month temporary conditional use permit for a remote airport parking lot located at 8111 Normandale Boulevard for Bridge Properties, Inc. subject to the following five conditions set forth by the Planning Division and Planning Commission. Motion passed 6-1-0 (Ornat opposing).

1. An agreement between the applicant and the City of Bloomington shall include provisions for establishing a permanent and replenishable escrow fund in the amount of five thousand dollars (\$5,000) to assure compliance with City Code requirements and Conditions of Approval. Violations found by the City shall be charged against the escrow account at the rate of one hundred dollars (\$100) per violation per day after a compliance period not greater than twelve (12) hours has expired following notification by the City. Three repeated violations within any one (1) month period shall be allowed no compliance period. The agreement shall specify a procedure for notification when violations are detected;
2. Detailed parking management plan be submitted and approved by the Planning Manager;
3. No more than 84 vehicles for the remote airport parking use be permitted on site at any time;
4. Vehicles parked on required yard areas along public streets or on public rights-of-way may be towed without notice at the direction of the Issuing Authority. The cost of towing shall be paid from the escrow account. Towing costs are not refundable; and
5. Applicant shall sign a Letter of Transmittal agreeing to these conditions of approval before any temporary parking is permitted.

Bill Griffith, Larkin, Hoffman, representing Bridge Properties, stated that the applicant disagrees with Condition #1 and requested Council to delete Condition #1 due to the fact that the property has been under a purchase agreement and will be sold as of January 1, 2000 for the redevelopment of the Stay Bridge Suites, because the permit is for a six-month, short term use permit, and that most of the parking occurs over the winter months. He stated the owner makes no revenue from this parking lot and shouldn't be required to pay a \$5,000 cash deposit for a six-month use permit.

Larry Lee, Community Development Director, responded by stating that the condition was put in due to a history of violations to gain stronger compliance from the applicant. He provided the numerous dates of parking violations that occurred at that location as a result of overflow conditions.

Ornat stated that she would be voting against the temporary permit because of all the violations that have occurred there.

Postponed the Request for Change of Condition of Approval by FelCor Lodging Trust, Inc.
Item 5.3

Motion made by Bianchi, seconded by Wilcox, and all voting aye, to postpone until the January 18, 2000 Regular Council meeting, a request for a Change of Condition of Approval by FelCor Lodging Trust, Inc., doing business as Embassy Suites, 2800 W. 80th Street, Bloomington. The postpone was granted with the provision that the applicant provide the City with a letter seeking the extension as January 18 would put the application past the 60-day period.

Case 9294A-15

APPROVED WITH CONDITIONS

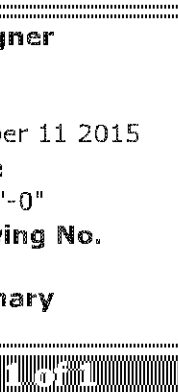
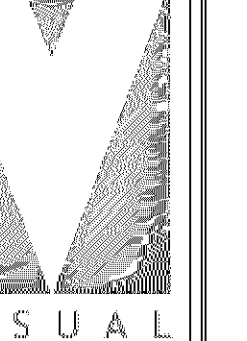
- 1) **No Certificate of Occupancy without inspection.**
CODE REQUIRES compliance with the approved plan. Individual points may not vary more than 20 percent with the average of all points within 10 percent of the initial foot-candle level on the approved initial plans.
- 2) **No change in fixture by manufacturer, type or order number**
without review and approval shall be permitted.
Call 952-563-8920 to schedule an inspection.

Londell Pease, Senior Planner
11/16/2015 9:10:34 AM

Digitally signed by
Signature L Pease
Reason: I am
approving this
document
Date: 2015.11.16
09:10:59-06'00'

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
canopy / sidewalk	+	31.9 fc	55.3 fc	3.8 fc	14.6:1	8.4:1
Site	+	7.7 fc	30.9 fc	0.7 fc	44.1:1	11.0:1

LUMINAIRE SPECIFICATIONS											
Symbol	Label	Quantity	Manufacturer	Part Number	Specifications	Wattage	Number Lumens	Height	Lumens Per Sq. Foot	Weight	
	KAD	33	Lithonia Lighting	KAD 4205 RA HS	Area Luminaire, 400W EPS, Ballast, Full Cutoff, Housecode 2004 MEETS THE "NIGHTTIME FRIENDLY" CRITERIA	ONE 400-WATT CLEAR ET-18 HIGH PRESSURE SODIUM, HORIZONTAL POSITION	1	KAD_4205_R 4_18_HS	50000	1	468
	KAD-2	11	Lithonia Lighting	KAD 4205 RA HS	Area Luminaire, 400W HPS, RA Ballast, Full Cutoff, Housecode 2004 MEETS THE "NIGHTTIME FRIENDLY" CRITERIA	ONE 400-WATT SODIUM ET-18 HIGH PRESSURE SODIUM, HORIZONTAL POSITION	1	KAD_4205_R 4_18_HS	50000	1	936
	A	2	Lithonia Lighting	KVE3 1200M ASV	PREFAB SQUARE AREA LIGHT WITH ASYMMETRIC DISTRIBUTION	ONE 1000 WATT CLEAR BT-55 METAL HALIDE, VERTICAL, BASE-UP POSITION	1	KVE3_1200M ASV-UL	110000	1	1080
	B	8	FOCAL POINT LIGHTING - CHICAGO, IL	FLBH-RD-500UL FL 30K 120-111-BA1 RD-ON-CD-EP	60 LFDS # RECESSED LUMINAIRE w/SPEC FACETED UPPER OPTIC FL FILTER - ROUGH TO LED W/CLAMP GLASS LENS & CD CONE PHOTOVOLTAIC/IC/UL NVDIM-1/L	1	FLBH-RD5000 L00PLIES	9552/088	1	61.84	
	D	15	FORMS + SURFACES	LS600	IES file: F52P1LED	4	L'9600_410 TB LED WS IRS	12000	1	40	

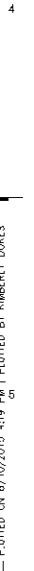


PHOTOMETRICS GENERATED BY
RICHARD COBURN, LC

Plan View
Scale - 1" = 20'

Approved Plan

1
2
3
4
5
PUBLISHED ON 07/10/2010 4:19 PM
FILED BY HENDERSON, DORIS



CONSTRUCTION KEYNOTES

- A. ALL ELEVATIONS SHALL UNDERGO COMPLETE BRICK CLEANING FROM PARAPET TO GRADE, SEE MASONRY CLEANING SPECIFICATION SECTIONS FOR DETAILS ON APPROVED CLEANING PROCEDURES, PRODUCTS, AND MANUFACTURERS.
- B. CLEAN FACADE USING GENTLEST MEANS POSSIBLE TO ACHIEVE SATISFACTORY RESULTS WITHOUT CHANGING THE SURFACE OF THE MASONRY, PAY SPECIAL ATTENTION TO AREAS OF EXCESSIVE SOILING. CONTRACTOR SHALL CONDUCT TEST PATCHES TO ENSURE THE BEST AND MOST ECONOMICAL MEANS OF CLEANING.
- C. REPLACE/RESET LOOSE MASONRY UNITS AND REPOINT DAMAGED MORTAR JOINTS AS REQUIRED. IF NECESSARY, RECOMMEND FURTHER REPAIR TO ENSURE STABILITY OF EXTERIOR WALL AND PARAPET CONSTRUCTION.
- D. ALL WINDOWS TO BE CLEANED CAULKED/RESEALED.
- E. CLEAN ALL EXISTING EIFS. REPAIR ALL CRACKS. CAULK ALL JOINTS AND PAINT EXISTING EIFS.
- F. ALL ELEVATIONS MAY VARY DEPENDING ON STRUCTURAL SYSTEM AND PARTITION TYPES USED.
- G. EIFS MUST BE INSTALLED IN ACCORDANCE W/ MFR STANDARDS AND RECOMMENDATIONS.
- H. SEALANTS AT ALL GLAZING, DOORS & LOUVERS SHALL MATCH THE COLOR OF THE SYSTEM BEING USED.
- I. REFER TO SHEET ~~XXXX~~ FOR CLEANING SCHEDULE & INFORMATION.
- J. ALL SIGNAGE INDICATED FOR ILLUSTRATIVE PURPOSES ONLY. LOOK FOR THE FINAL SIGNAGE FINAL SIGNAGE PACKAGE WITH SELECTED MANUFACTURER.

NOTE: NOT ALL NOTES ARE APPLICABLE TO THIS SHEET.

- ① COLORED ASPHALT SHINGLE ROOF SYSTEM
- ② EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)
- ③ GRADE LEVEL
- ④ ALUMINUM DOOR
- ⑤ ALUMINUM SLIDING ENTRY DOOR W/ INSULATED GLAZING
- ⑥ PRE-FINISHED ALUMINUM AND GLASS STOREFRONT SYSTEM
- ⑦ CLEARANCE SIGNAGE
- ⑧ ALUMINUM COPING SYSTEM -- COLOR TO MATCH ADJ. MATERIAL
- ⑨ LIGHT FIXTURE
- ⑩ ALUMINUM LOWER -- COLOR TO MATCH ADJ. MATERIAL
- ⑪ REFER TO HILTON WORLDWIDE SIGNAGE FOR LETTER SIZES & SIGNAGE LOCATION -- PROVIDE 3/4" FT. FLIND. BACKING FOR SIGNAGE MTC.
- ⑫ ALUMINUM SCUPPER AND DOWNSPOUT
- ⑬ MASONRY EXPANSION JOINT
- ⑭ ROOF EAVE, SOFFIT, FASCIA & CROWN TRIM -- FINISH TO MATCH ADJACENT MATERIAL
- ⑮ METAL CHIMNEY CAP
- ⑯ ALUM. CAP & FLASHING SYSTEM -- ENSURE POSITIVE DRAINAGE
- ⑰ ALUMINUM DOOR W/ SLIDELITE
- ⑱ PRE-FINISHED ALUM. PEAK CAP -- COLOR TO MATCH SHINGLES
- ⑲ RELOCATE DRYER VENTS, PATCH EXIST EXTERIOR FINISH TO MATCH ADJ. MATERIAL

WFL-1

ALUM: - PRE-FINISHED ALUMINUM FINISH
- COLOR:

ALUM: - PRE-FINISHED ALUMINUM FINISH
- COLOR:

EIFS: - EXTERIOR INSULATED FINISH SYSTEM
- FINISH:
- COLOR:

EIFS: - EXTERIOR INSULATED FINISH SYSTEM
- FINISH:
- COLOR:

EIFS: - EXTERIOR INSULATED FINISH SYSTEM
- FINISH:
- COLOR:

EIFS: - EXTERIOR INSULATED FINISH SYSTEM
- FINISH:
- COLOR:

PT: - PAINT
- FINISH: SEMI GLOSS
- COLOR: TO MATCH E-4

PT: - PAINT
- FINISH: SEMI GLOSS
- COLOR: TO MATCH E-2

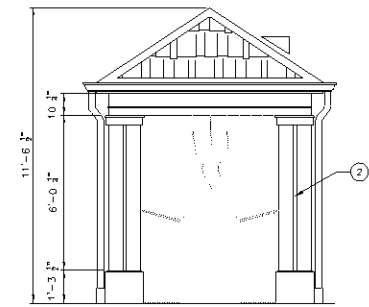
PT: - PAINT
- FINISH: SEMI GLOSS
- COLOR: TO MATCH E-3

A201

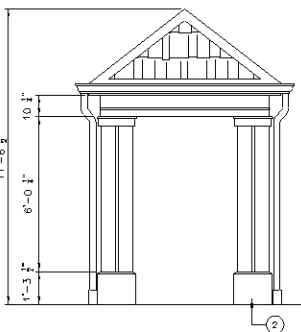
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SCALE: 1/8" = 1'-0"

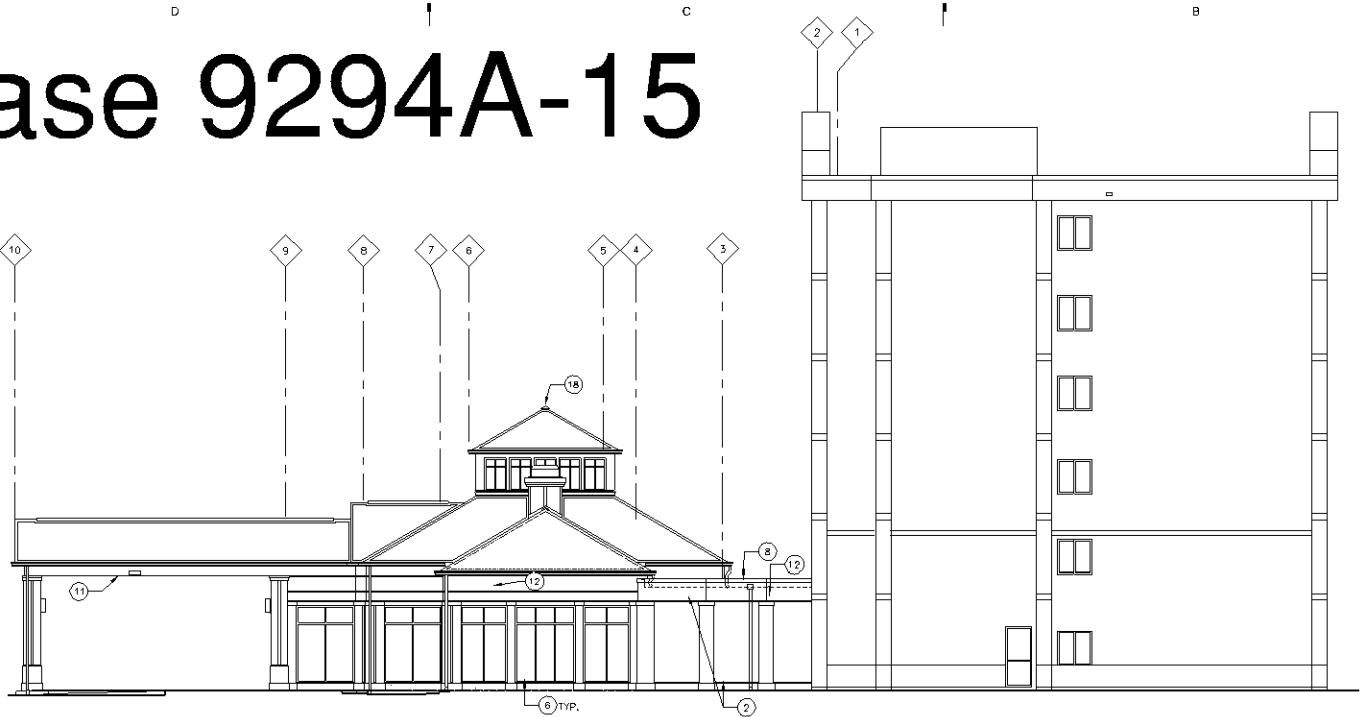
Case 9294A-15



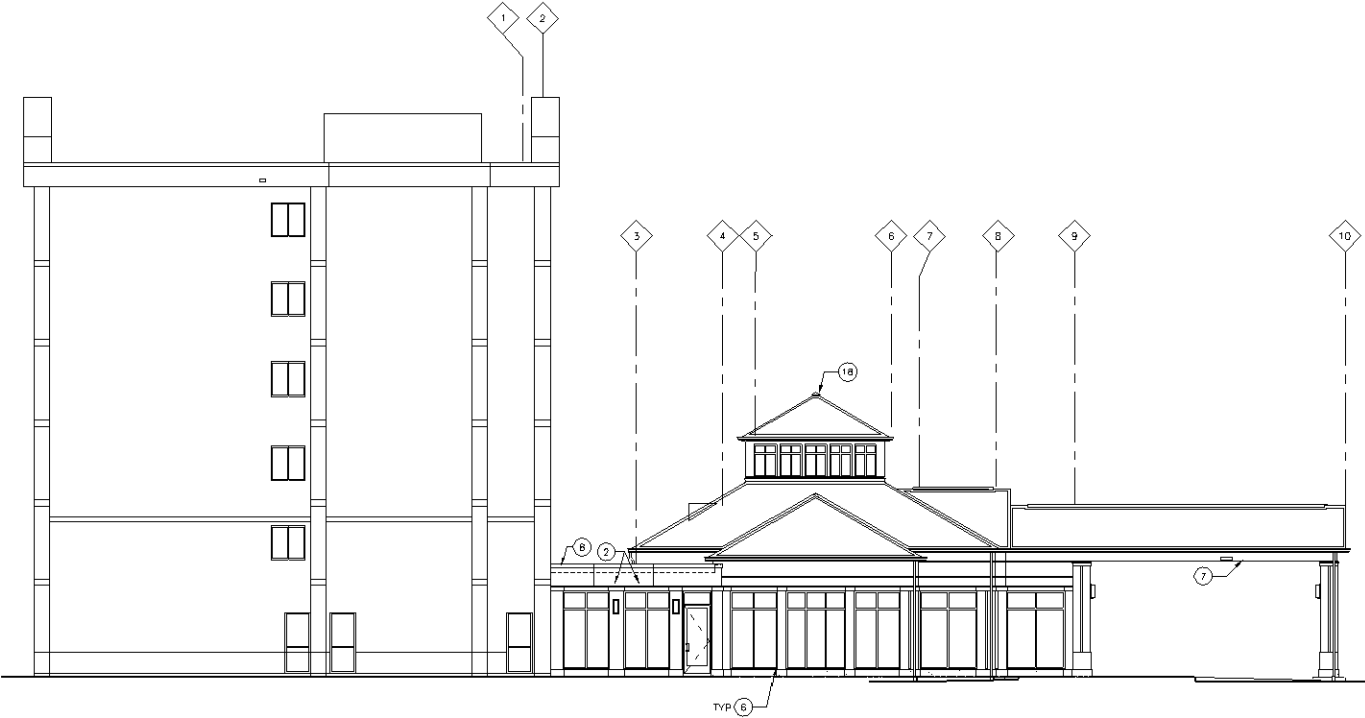
3 PERGOLA
A202 SCALE: 1/8" = 1'-0"
REFERENCE LOCATIONS:



4 PERGOLA
A202 SCALE: 1/8" = 1'-0"
REFERENCE LOCATIONS:



1 EXTERIOR ELEVATION
A202 SCALE: 1/8" = 1'-0"
REFERENCE LOCATIONS:



2 EXTERIOR ELEVATION
A202 SCALE: 1/8" = 1'-0"
REFERENCE LOCATIONS:

GENERAL NOTES

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- H. SEALANTS AT ALL GLAZING, DOORS & LOUVERS SHALL MATCH THE COLOR OF THE SYSTEM BEING USED.
- I. REFER TO SHEET A200 FOR GLAZING SCHEDULE & INFORMATION.
- J. ALL SIGNAGE INDICATED FOR ILLUSTRATIVE PURPOSES ONLY. LOCATION, SIZE, ETC. COORDINATE FINAL SIGNAGE PACKAGE WITH SELECTED MANUFACTURER.

CONSTRUCTION KEYNOTES

NOTE: NOT ALL NOTES ARE APPLICABLE TO THIS SHEET.

- 1 COLORED ASPHALT SHINGLE ROOF SYSTEM
- 2 EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)
- 3 GRADE LEVEL
- 4 ALUMINUM DOOR
- 5 ALUMINUM SLIDING ENTRY DOOR W/ INSULATED GLAZING
- 6 PRE-FINISHED ALUMINUM AND GLASS STOREFRONT SYSTEM
- 7 CLEARANCE SIGNAGE
- 8 ALUMINUM CORING SYSTEM -- COLOR TO MATCH ADJ. MATERIAL
- 9 LIGHT FIXTURE
- 10 ALUMINUM LOUVER -- COLOR TO MATCH ADJ. MATERIAL
- 11 REFER TO HILTON WORLDWIDE SIGNAGE FOR LETTER SIZES & SIGNAGE LOCATION -- PROVIDE 3/4" FRT PLWD BACKING FOR SIGNAGE MTG
- 12 ALUMINUM SCUPPER AND DOWNSPOUT
- 13 MASONRY EXPANSION JOINT
- 14 ROOF EAVE, SOFFIT, FASCIA & CROWN TRIM -- FINISH TO MATCH ADJACENT MATERIAL
- 15 METAL CHIMNEY CAP
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- 17 ALUMINUM DOOR W/ SIDELITE
- 18 PRE-FINISHED ALUM. PEAK CAP -- COLOR TO MATCH SHINGLES
- 19 RELOCATE DRYER VENTS. PATCH EXIST EXTERIOR FINISH TO MATCH ADJ. FINISH

FINISH LEGEND

- MTL-1 ALUM: -- PRE-FINISHED ALUMINUM FINISH
-- COLOR:
- ALUM: -- PRE-FINISHED ALUMINUM FINISH
-- COLOR:
- EIFS: -- EXTERIOR INSULATED FINISH SYSTEM
-- FINISH:
-- COLOR:
- EIFS: -- EXTERIOR INSULATED FINISH SYSTEM
-- FINISH:
-- COLOR:
- EIFS: -- EXTERIOR INSULATED FINISH SYSTEM
-- FINISH:
-- COLOR:
- PT: -- PAINT
-- FINISH: SEMI GLOSS
-- COLOR: TO MATCH E-4
- PT: -- PAINT
-- FINISH: SEMI GLOSS
-- COLOR: TO MATCH E-2
- PT: -- PAINT
-- FINISH: SEMI GLOSS
-- COLOR: TO MATCH E-3

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Owner

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Project

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CONSTRUCTION

Scale

OWNER REVIEW 06/10/15
SITE PLAN REVIEW 5/18/15
OWNER REVIEW 05/13/15
OWNER REVIEW 04/15/15
Revision Date

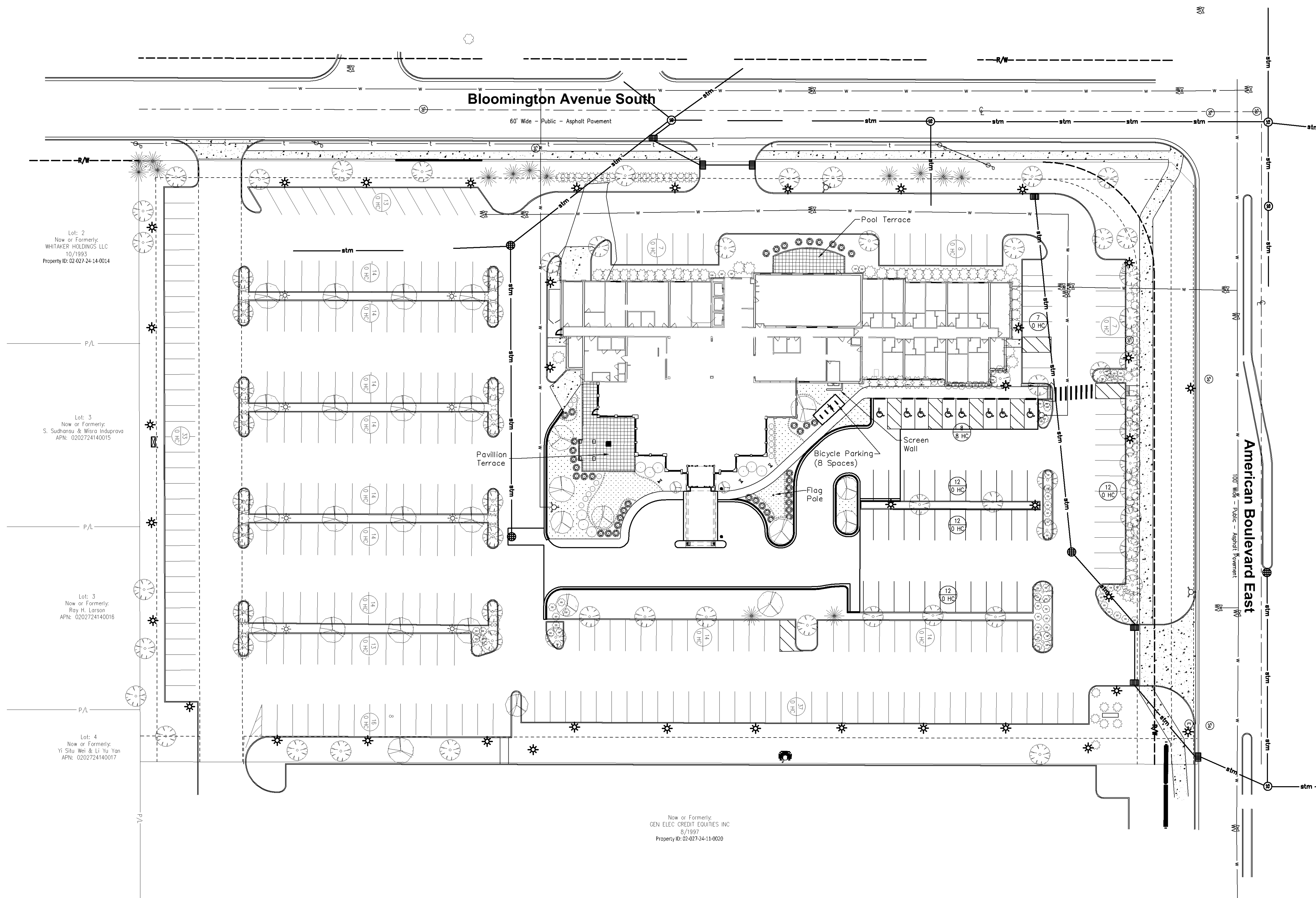
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Project Number 2014096

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EXTERIOR
ELEVATIONS

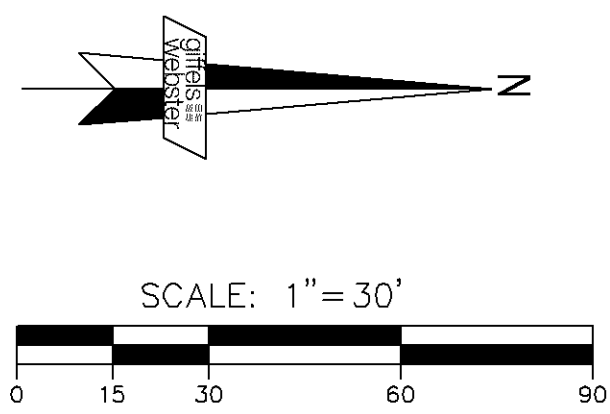
Sheet Number

Case 9294A-15



PARKING REQUIREMENTS			
SPECIFIC LAND USE	UNIT	REQUIRED SPACES	SPACES
HOTEL	200 ROOMS	11 SPACE PER ROOM	220
TOTAL SPACES REQUIRED			220
TOTAL SPACES PROVIDED			220

ADA ACCESSIBLE PARKING REQUIREMENTS			
TOTAL PARKING SPACES PROVIDED	MINIMUM NUMBER OF ACCESSIBLE SPACES	MINIMUM NUMBER OF VAN-ACCESSIBLE SPACES	MINIMUM NUMBER OF CAR-ACCESSIBLE SPACES
323	8	2	6
TOTAL VAN-ACCESSIBLE SPACES PROVIDED			8
TOTAL CAR-ACCESSIBLE SPACES PROVIDED			0



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webster

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Planners
Landscape Architects
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Owner

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BLOOMINGTON, MINNESOTA

Project

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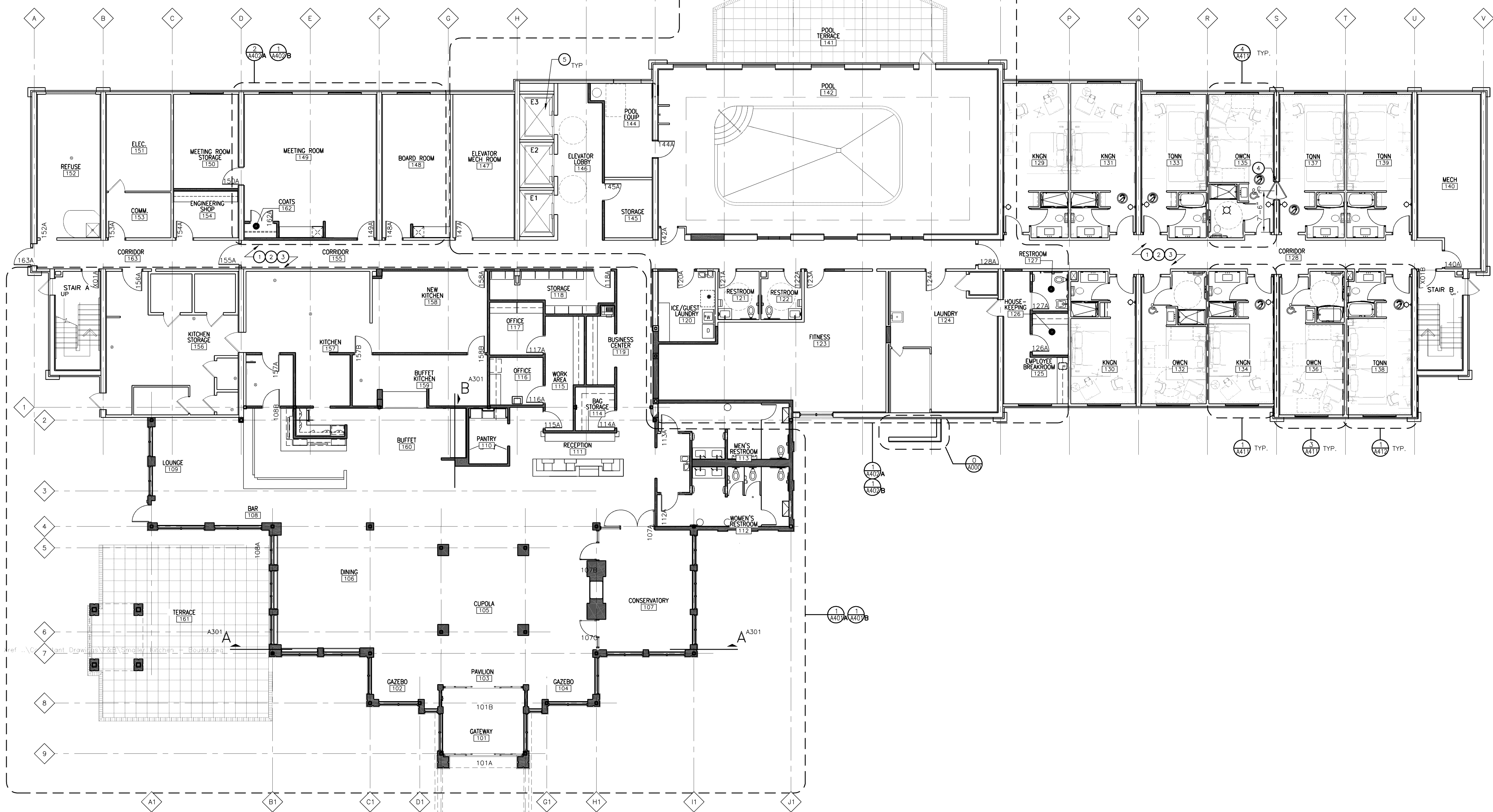
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OWNER REVIEW	06.10.2015
OWNER REVIEW	05.29.2015
SITE PLAN SUBMITTAL	05.18.2015
OWNER REVIEW	04.24.2015
OWNER REVIEW	04.15.2015
OWNER REVIEW	12.19.2014
SITE PLAN SCHEMATIC	11.05.2014
SITE PLAN CONCEPT	10.30.2014
Revision	Date
Date	10.30.2014
Project Number	2014096
Sheet Title	
SITE PLAN	
Sheet Number	C04

Approved Plan

Case 9294A-15



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

CONSTRUCTION KEYNOTES

ALL ABBREVIATIONS, MATERIALS AND SYMBOLS IN LEGENDS MAY OR MAY NOT BE USED.

1. INSTALL NEW FLOORING & BASE. SEE MATERIAL & FINISH SCHEDULE FOR PRODUCT INFORMATION
2. INSTALL NEW VINYL WALLCOVERING. SEE FINISH SCHEDULE
3. INSTALL OWNER FURNISHED FIXTURE @ EXISTING JUNCTION BOX LOCATION—REFER TO FF&E SPECIFICATIONS FOR FIXTURE INFORMATION
4. PROVIDE CONNECTING DOOR. SEE DOOR SCHEDULE. APPROXIMATE LOCATION DIMENSIONED—VERIFY ON SITE PRIOR TO INSTALLATION
5. REINSTALL EXISTING ELEVATOR HANDRAILS. SEE SPECIFICATIONS & ROOM FINISH SCHEDULE FOR ADDITIONAL NEW FINISH INFO. REFINISH EXISTING SSTL PANELS TO LIKE NEW CONDITION.

GENERAL NOTES

ALL ABBREVIATIONS, MATERIALS AND SYMBOLS IN LEGENDS MAY OR MAY NOT BE USED.

- EXTENSIVE NEW FINISH WORK IN ALL AREAS — SEE A701 SHEETS FOR MORE INFORMATION — WORK INCLUDES PUBLIC AREAS, CORRIDORS, GUESTROOMS, LIMITED BACK OF HOUSE, AND STAIRWELLS U.N.O.
- PROVIDE AND INSTALL CORNER GUARDS (CG) AS NOTED ON PLANS. CORNER GUARD HEIGHT IN CORRIDOR IS TO BE FULL HEIGHT. REFER TO MATERIAL SCHEDULE FOR PRODUCT INFO
- PATCH AND REPAIR WALLS AND FLOOR TO ENSURE EVEN SURFACE TO RECEIVE FINISH MATERIAL. COORDINATE WITH ROOM FINISH AND COLOR SCHEDULE
- FIRE RATED PARTITIONS SHALL BE CONTINUOUS FROM FLOOR TO STRUCTURE ABOVE AND SHALL BE FIRE STOPPED TIGHTLY TO STRUCTURE PER CODE (U.L. SYSTEM)
- INSTALL NEW OWNER FURNISHED SIGNAGE PACKAGE. INSTALL ROOM NUMBERS ON THE CORRIDOR WALL, LATCH SIDE OF ENTRY DOORS, MOUNTED AT 60" AFF
- CONTRACTOR SHALL RECEIVE & INSTALL OWNER FURNISHED LAMPS (LIGHT BULBS) FOR ALL OWNER FURNISHED LIGHT FIXTURES
- AT WALL HUNG EQUIPMENT, MILLWORK AND ACCESSORIES PROVIDE WALL REINFORCING. CONTRACTOR'S OPTION: NON-COMBUSTIBLE WOOD BLOCKING OR 15 GA METAL STRAPPING. REFER TO INDIVIDUAL ELEVATIONS FOR LOCATION ABOVE FLOOR
- FIRESTOPPING: PROVIDE FIRESTOPPING ASSEMBLIES AT ALL PENETRATIONS AND INTERRUPTIONS TO FIRE RATED ASSEMBLIES WHICH PROVIDE THE SPECIFIED FIRE RATING OR PARTITION OR FLOOR. SEE SPECIFICATIONS
- REMOVE ALL FLOOR-MOUNTED DOORSTOPS. INSTALL WALL-MOUNTED STOPS WHERE POSSIBLE. ALERT ARCHITECT IF ALTERNATE SOLUTIONS ARE NECESSARY
- ENSURE ALL FIRE EXTINGUISHER CABINETS ARE SEMI-RECESSED
- PROVIDE & INSTALL HARDWIRED SMOKE DETECTORS, SIGNALING, & CONTROL DEVICES IN ALL PUBLIC AREAS
- INSTALL MANUAL FIRE ALARM STATION NEAR FRONT DESK
- REFINISH & REINSTALL ALL LOUVERS, GRILLES, ETC.



0 2' 4' 8' 16'
SCALE: 1/8" = 1'-0"

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www.kraemerdsg.com

Architect

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Project

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CONSTRUCTION**

Seal

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SITE PLAN REVIEW	05/18/15
OWNER REVIEW	05/13/15
OWNER REVIEW	04/15/15
OWNER REVIEW	04/02/15
BRAND REVIEW	12/01/14
OWNER REVIEW	11/14/14
Revision	Date

Date

Project Number 2014096

Sheet Title

FIRST FLOOR PLAN

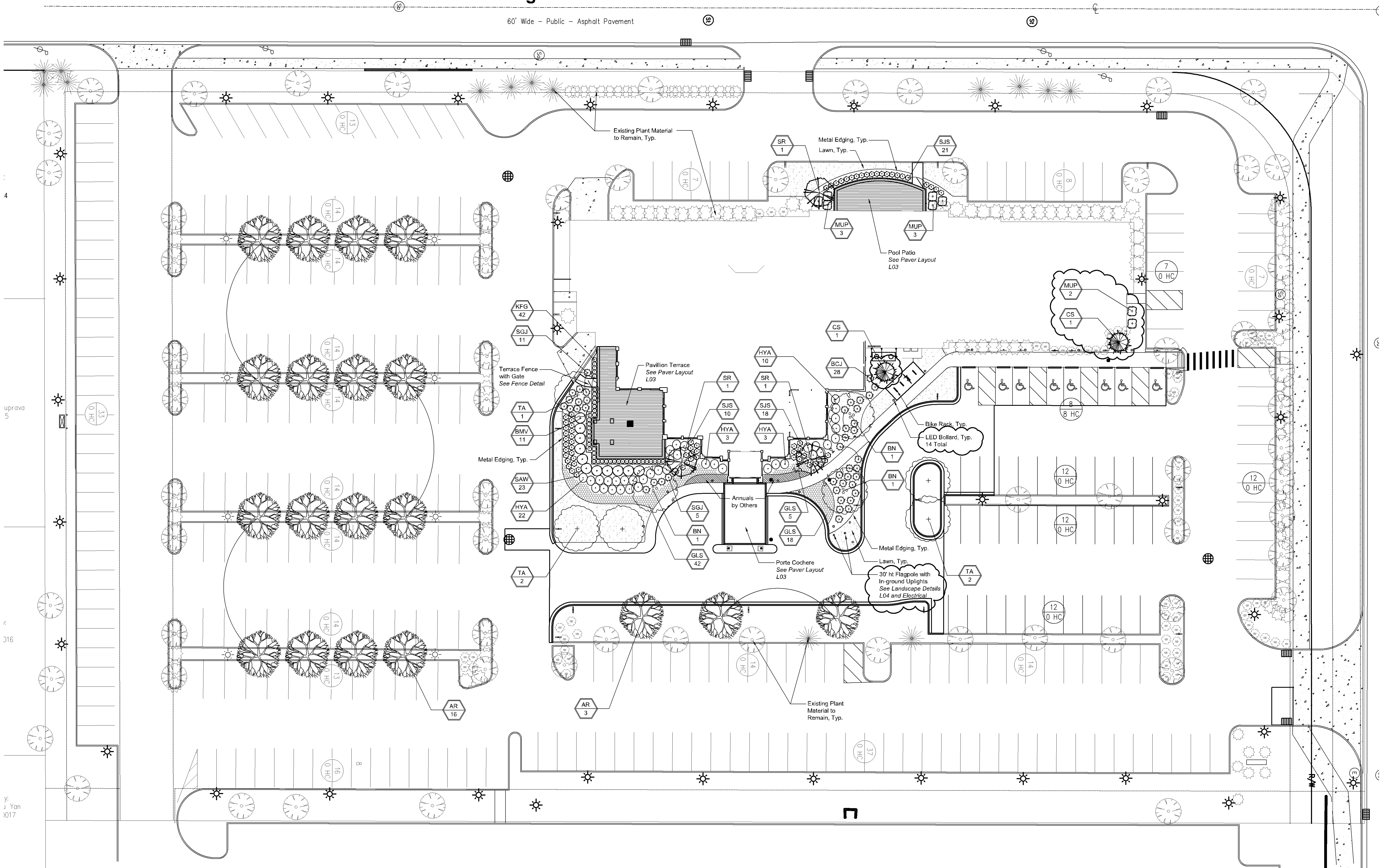
Sheet Number

A101

Approved Plan

Bloomington Avenue South

Pease
Reason: I am approving this document
Date: 2015.11.16
09:20:46-06'00'



PLANT NOTES:

- Plant materials shall be sound, healthy vigorous, free from plant diseases and insects or their eggs, and shall have normal, healthy root systems. Caliper measurements shall be taken 6" above the ground level. All other measurements shall be in accordance with the latest edition of "American Standard for Nursery Stock" (ANSI Z-60.1 + A3002004).
- Planting bed soil for annuals shall be screened topsoil. To deter weed growth during the establishment of annual, & perennial bed, apply a pre-emergent ("Preen" or equal) after planting 2-3 times per growing season, at a rate per recommendation of product manufacturer.
- Planting pockets shall be no deeper than the height of the root ball, saucer shall be made on the edges of the plant pocket.
- All tree wrap shall be removed upon planting.
- Mulch shall be shredded hardwood bark, free from deleterious materials and suitable as a top dressing of planting beds and individual tree plantings.
- Trees shall be mulched with minimum of 3" deep hardwood bark mulch.
- grass seed shall be certified turf grass seed complying with A.S.P.A. specifications, and free of weed seeds and undesirable native grasses. Seeded areas shall not be permitted to dry out. All lawn areas shall be fertilized and watered as required during the first growing season to maintain a dense and vigorous growing lawn.
- Plants shall be guaranteed for two complete growing seasons (24 months). Dead material shall be replaced as needed prior to the expiration of the guarantee period, in accordance with the local ordinance requirements.
- contractor shall provide in writing a list of recommended maintenance procedures for the first two (2) growing seasons.
- Remove top j of burlap on root ball or all if wrapped in plastic covering and/or nylon cord.
- Plant materials shall be used in compliance with the provisions of the local ordinance and shall be nursery grown, free of pests and diseases, hardy in this county, in conformance with the standards of the American Association of Nurserymen, and shall have passed inspections required under state regulations. In addition, plant materials shall conform to the standard of the county cooperative extension service.

GENERAL NOTES:

- All Construction shall conform to the current standards and specifications of local ordinances.
- All areas not built, landscaped, or paved upon shall be seeded or sodded. Terra seed system or approved equal is encouraged.
- All lawn areas shall be irrigated with an underground automatic irrigation system. Irrigation heads shall be placed such that water will not hit any hard surfaces or structures.
- Two (2) year guarantee period begins at Final Inspection of landscape material by the City's representative, a landscape architect or nurseryman, and prior to the authorization of the occupancy permit. This is the first of two (1 of 2) required City inspections of the Landscape Plan installation.
- Building Department will not release construction bonds until City approved landscape architect or nurseryman has inspected the site and approved the installation of landscape plans. Final bond will not be released until the two (2) year guarantee expires and final inspection is made.
- Owner is then responsible for care and maintenance of all plants upon return of bonds. All plant material is to be maintained for the natural life of the plant. No removal of any plants material is permitted without replacement.

LANDSCAPE CONTRACTOR'S
"TWO-YEAR IRRIGATION REQUIREMENT PERIOD"

It shall be the responsibility of the landscape contractor to program and periodically adjust the irrigation system (provided by others) as required to ensure delivery of proper and adequate water supply to all plant material, and seeded lawn areas serviced by the same irrigation system, to ensure the establishment of healthy plant material and lawn for their first year of growth. Following the landscape contractor's two-year irrigation requirement period, the contractor shall provide the owner with suggested irrigation maintenance schedule for their use.

PLANT LIST				
TREES				
QTY.	COMMON NAME	BOTANICAL NAME	SIZE	SYMBOL
18	Red Sunset Maple	Acer rubrum 'Red Sunset'	2" CAL. B&B	AR
2	Blue Spruce	Picea canadensis	6-8' H. 3-4" DBH	BS
5	American Linden	Tilia americana	2-1/2" CAL. B&B	TA
SHRUBS				
QTY.	COMMON NAME	BOTANICAL NAME	SIZE	SYMBOL
35	Amorpha fruticosa	Amorpha fruticosa	#3 cont., 42" O.C.	HYA
16	Sea Green Juniper	Juniperus horizontalis 'Sea Green'	#5 cont., 30" spread, 4" O.C.	SGJ
2	Blue Star Yucca	Yucca filamentosa 'Blue Star'	2-1/2" CAL. B&B	BSY
23	Anthony's Major Spruce	Scirpa junc. 'Gold Mound'	A3 cont., 30" O.C.	SGM
11	Blue Muffin Yucca	Scirpa junc. 'Gold Mound'	#3 cont., 30" O.C.	BSM
ORNAMENTAL GRASS				
QTY.	COMMON NAME	BOTANICAL NAME	SIZE	SYMBOL
42	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	#3 cont., 24" O.C.	KFG

Landscape Plan Approved

Installation must be fully installed and inspected prior to the Certificate of Occupancy. The surety will be held until all materials have survived one growing season.

Pease Nov 16, 2015

CITY OF
BLOOMINGTON
MINNESOTA

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REALTY, L.P.**
6011 CONNECTION DRIVE
IRVING, TEXAS

Owner

HILTON GARDEN INN
1801 EAST AMERICAN BLVD.
BLOOMINGTON, MINNESOTA

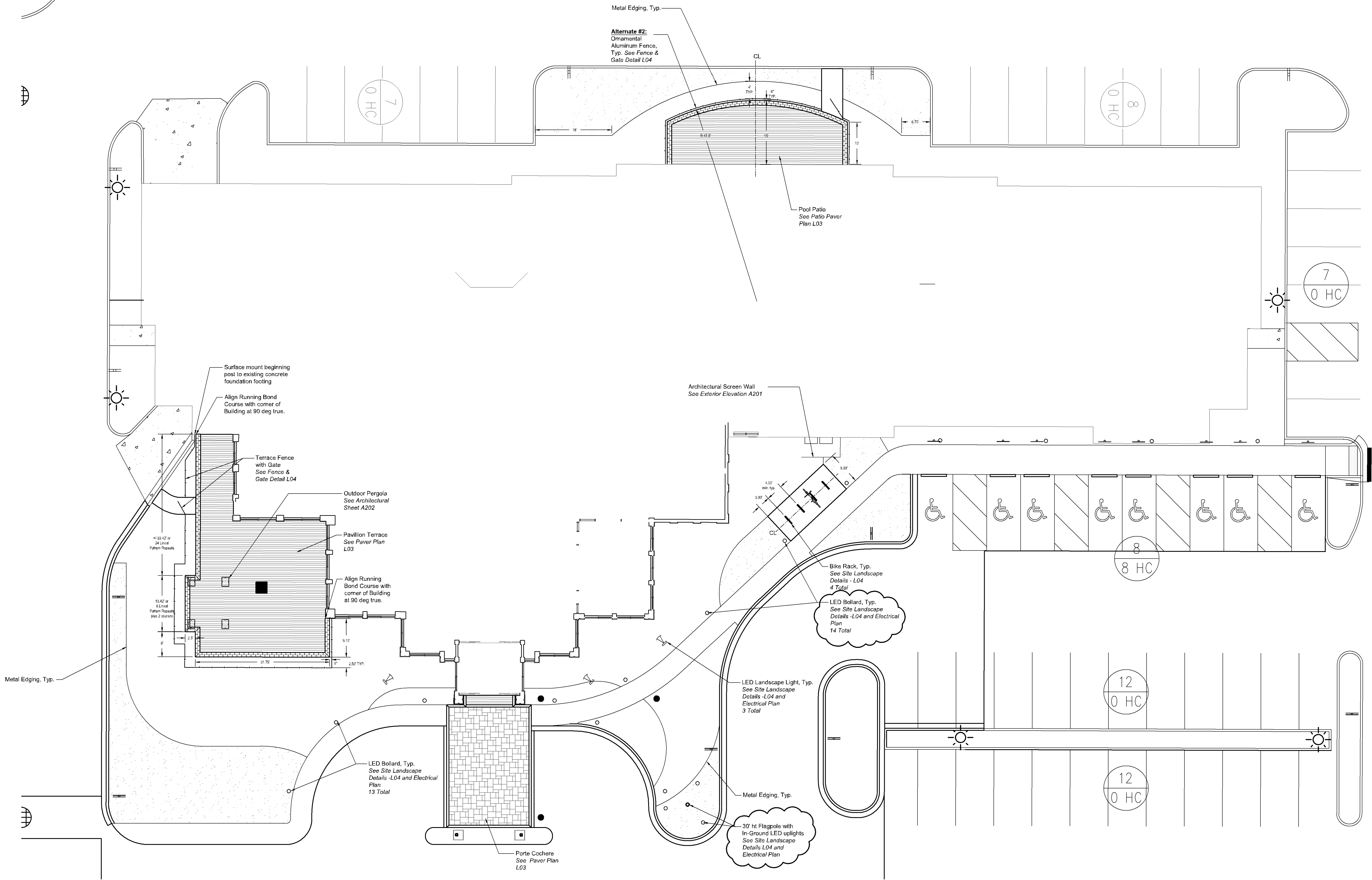
Project

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FOR CONSTRUCTION	10.02.2015
BID/PERMIT	07.17.2015
OWNER REVIEW	07.10.2015
OWNER REVIEW	06.10.2015
OWNER REVIEW	05.29.2015
SITE PLAN SUBMITTAL	05.18.2015
OWNER REVIEW	04.24.2015
OWNER REVIEW	04.15.2015
OWNER REVIEW	12.19.2014
SITE PLAN SCHEMATIC	11.05.2014
SITE PLAN CONCEPT	10.30.2014
Revision	Date
Date	10.30.2014
Project Number	2014096
Sheet Title	SITE LANDSCAPE PLAN
Sheet Number	L01



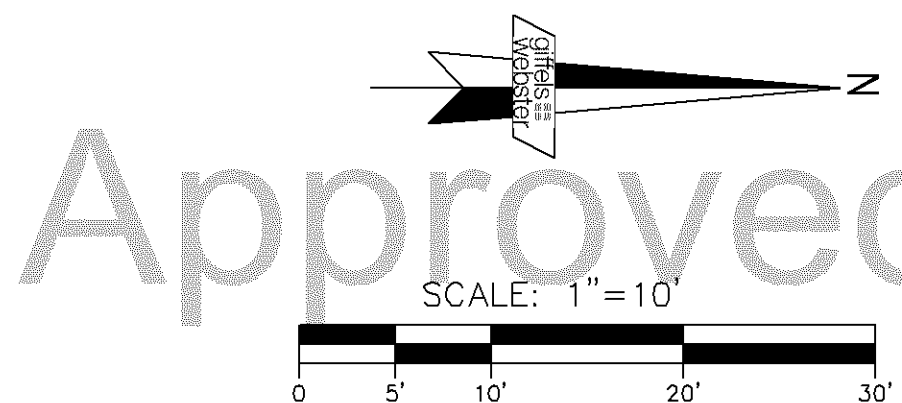
Landscape Plan Approved

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Signature
lpease Nov 16, 2015



Digitally signed by
Signiture L Pease
Reason: I am
approving this
document
Date: 2015.11.16
09:23:50-06'00'



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FOR CONSTRUCTION 10.02.20
BID/PERMIT 07.17.20
OWNER REVIEW 07.10.20
OWNER REVIEW 06.10.20
OWNER REVIEW 05.29.20
SITE PLAN SUBMITTAL 05.18.20
OWNER REVIEW 04.24.20
OWNER REVIEW 04.15.20
OWNER REVIEW 12.19.20
SITE PLAN SCHEMATIC 11.05.20
SITE PLAN CONCEPT 10.30.20
Revision D

Date 10.30.20

Project Number 20140

Sheet Title SITE
HARDSCAPE
PLAN

Sheet Number L02