

Bloomington Central Station

Final Development Plan for Hyatt Regency Parking Improvements Development Application



Project Narrative

November 10, 2021

Property Owners:

Hotel Bloomington 3200 E 81st, LLC
BCS GD West, LLC

Developer:

McGough Development
2737 Fairview Avenue North
St. Paul, MN 55113

Prepared by:

Kimley-Horn and Associates, Inc.
O2 (Oslund)
Emanuelson-Podas Consulting Engineers

A. DEVELOPMENT APPLICATION REQUESTED ACTIONS

The requested actions are:

- Administrative Approval of Final Development Plan for BCS Hyatt Regency Parking Improvements

Note: The project has an approved Preliminary Development Plan (PDP) that was approved by City Council on May 3, 2021 with Case No. PL202100057.

The Development Application will adhere to the following proposed approval schedule:

Pre-Application Meeting with the City (completed)	August 16, 2017
Pre-Application Development Review Committee (DRC) Submittal	February 9, 2021
Pre-Application DRC Meeting (call, completed)	February 16, 2021
Submit Development Application to the City	November 10, 2021
Post-Application DRC Meeting	November 23, 2021
Planning Commission Hearing	Not Required
City Council Meeting	Not Required

The Development Application will include the following:

- Development Application
- Development Application Fees (submitted by McGough Development):
 - Final Development Plan Approval by Planning Manager \$130
- Development Application documents will be uploaded to the City of Bloomington's CityView Portal on Wednesday, November 10, 2021 by 2:00 PM:
 - Project Narrative
 - BCS Stormwater Management Summary
 - Civil Engineering Plans – Kimley-Horn and Associates, Inc.
 - FDP Plans for BCS Hyatt Regency Parking Improvements
 - Landscape Architecture Plans – O2 (Oslund)
 - FDP Plans for BCS Hyatt Regency Parking Improvements
 - Site Lighting Plans – Emanuelson-Podas Consulting Engineers
 - FDP Plans for BCS Hyatt Regency Parking Improvements

B. PROJECT LOCATION

The BCS Hyatt Regency Parking Improvements project site is bounded on the north by American Boulevard East; on the east by 33rd Avenue South, on the south by the East 81st Street, and on the west by proposed 31st Avenue South. The site is an existing parking lot and undeveloped area. The address is 3200 East 81st Street and 3107 American Boulevard East.

C. PROPERTY

- Lot 1, Block 1, Bloomington Central Station 3rd Addition PID 0602723230645
- Outlot Q, Bloomington Central Station 2nd Addition PID 0602723230641

Outlot Q is owned by BCS GD West, LLC (McGough Construction). All of Outlot Q is encumbered with an Easement for Parking and Vehicular and Pedestrian Ingress and Egress per Doc. Nos. A10088916 and 109900469. This allows Hyatt Regency to park on Outlot Q. This easement also allows McGough to expand the Hyatt Regency parking lot by granting a construction easement on the Hyatt Regency site.

Bloomington Central Station, LLC and BCS DG West, LLC have also secured rights to install a monument sign on Outlot Q for the BCS 4 multifamily and grocery project.

D. PROPOSED PROJECT

Parking Improvements

McGough Development is proposing to expand the Hyatt Regency Hotel surface parking from 320 parking spaces (including 39 tandem parking spaces) to 358 parking spaces (including 24 tandem parking spaces). Twenty (20) spaces will be converted from standard parking spaces (9-foot width) to compact parking spaces (8-foot width) in order to construct code compliant parking islands in the existing parking lot. This will be accomplished by expanding the surface parking lot west into Outlot Q. The proposed improvements include removal of concrete curb and gutter, minor grading, installation of concrete curb and gutter, installation of bituminous pavement, removal and reinstallation of site lighting, and the installation of additional landscape and irrigation. The project will also include the installation of stormwater management and storm sewer. See the discussion below.

Parking

Parking was approved for the Hyatt Regency Hotel with Final Development Plan Case No. 2830ABCD-13, approved by the City Council on May 6, 2013. The approved surface parking lot included a total of 320 parking spaces (including 39 tandem parking spaces). The Site Development Agreement, recorded June 18, 2014, as Document No. A10088919, required a parking easement for an additional 123 parking spaces for the project elsewhere on the Bloomington Central Station campus.

Parking Easement Agreement, dated June 16, 2014, recorded June 18, 2014, as Document No. A10088916, is an easement for parking and for vehicular and pedestrian ingress and egress for the benefit of Lot 1, Block 1, Bloomington Central Station 3rd Addition. This includes 125 parking spaces.

The Site Development Agreement also included Condition No. 14:

If construction on the parking structure north of the hotel has not commenced prior to June 1, 2020, the applicant must:

- a. Install code complying parking islands in the northern surface parking lot, including a tree in each island, and
- b. Install a total of 20 trees on site (including the parking islands trees)

The proposed improvements include twenty (20) spaces that will be converted from standard parking spaces (9-foot width) to compact parking spaces (8-foot width) in order to five (5) construct code compliant parking islands with and internal dimensions of 8 feet. Five (5) trees will be planted in those added islands. Six (6) trees will be planted in the westerly constructed

islands. Nine (9) trees will be planted in the east boulevard of 31st Avenue South, for a total of 20 added trees.

Landscaping and Irrigation

Screening planting along American Boulevard East and 31st Avenue South are proposed Landscape planting of the three parking lot islands. All planting area will have irrigation coverage that ties to existing hotel irrigation system.

City Code Section 19.29(l) (HX-R District) refers to City Code Section 19.52 for landscaping and screening requirements. City Code Section 19.52(c)(2)(A) requires one tree for every 2,500 SF of Developable Landscape Area

The total Developable Landscape Area is 1.01 acres, so code requires 18 trees. As noted above. Twenty (20) new trees are proposed. The project will also attempt to salvage and transplant three existing trees in good health condition on the site and will replant them at the NW corner of the site. The total tree quantity will exceed the code requirements.

City Code Section 19.52(c)(2)(B) requires one shrub for every 1,000 SF of Developable Landscape Area, resulting in a requirement of 44 shrubs. 1400 perennial grasses in lieu of shrubs are proposed to continue the existing landscape theme at the north of the site by American Boulevard East.

City Code Section 19.52(d) requires perimeter screening of off-street parking areas and the public right-of-way. An earth berm of is graded along the 31st Avenue South to create a minimum 2 feet of screening height, several rows of perennial grasses are planted on top of the berm to create further screening, which is the same as the existing landscape screening method at the north of the site by American Boulevard East.

H. TRAFFIC

The City of Bloomington retained SRF Consulting Group, Inc. have prepared a traffic study for the PDP revisions at Bloomington Central Station and the proposed BCS 4 Multifamily Project FDP Development Application. The study incorporated exiting traffic from the Hyatt Regency site into its modeling. No additional traffic work is assumed for this Development Application.

I. STORM WATER MANAGEMENT

The City of Bloomington required the Bloomington Central Station (BCS) Overall Storm Water Management Summary be revised and updated for the BCS 4 Multifamily Project in the spring of 2021. This update addressed the proposed storm water management plan for the proposed BCS 4 Multifamily project and the proposed Hyatt Regency Parking Improvements, the BMPs that have been installed in previously approved Overall Storm Water Management Summary updates, and the 2018 update of the Local Surface Water Management Plan.

The 2018 update of the Local Surface Waters Management Plan includes the following requirements:

- Volume Retention: 1.1" of runoff from new and/or fully reconstruction impervious surface
- Total Suspended Solids (TSS): 90% removal efficiency
- Total Phosphorous (TP): 60% removal efficiency

- Rate Attenuation: 2-, 10-, and 100-year NOAA Atlas-14 precipitation rainfall events

In addition to following these standards, the proposed storm water treatment and conveyance systems design follow the current City of Bloomington design standards, including:

- Sizing of all new storm sewers to accommodate the 10-year storm event.
- Limiting pond discharge to pre-development runoff rates.
- Designing treatment facilities to treat to NURP standards.

The updated Overall Stormwater Management Summary included as part of the Development Application identified areas that were developed prior to the 2018 stormwater management standards; current phase Best Management Practices (BMPs) and drainage patterns; and full build-out conditions.

The proposed storm water management plan for the proposed BCS 4 Multifamily and BCS Hyatt Regency Parking Improvements include strategic grading to meet desired drainage patterns and a number of BMP's throughout the site to meet design requirements.

Given that soils are conducive to infiltration, these systems are designed to maximize the potential for infiltration to meet volume control and water quality requirements. All infiltration devices have been designed in accordance with the MN Stormwater Manual design guidelines for infiltration as a best management practice.

Underground systems are designed to accommodate the 100-year event. The infiltration volumes are designed to accommodate the proposed impervious cover that drains to the system. The outfall from these systems will rely upon gravity storm sewer and a conventional outlet control structure design.

Portions of 31st Avenue South and the Hyatt Regency Parking Improvements are not able to be captured on-site prior to discharging toward public right-of-way and/or existing storm sewer. Treatment of these areas is accommodated within one of the BMP's identified in the summary above.

J. LIGHTING

BCS Hyatt Regency Parking Improvement will include modifications to existing and additional parking lot lighting to meet the site lighting requirements of the City of Bloomington.

K. UTILITIES

The FDP for BCS Hyatt Regency Parking Improvements will modify existing storm sewer and replace stormwater management improvements. The work is closely tied to utility improvements in 31st Avenue South associated with the BCS 4 Multifamily project.

Water Main

- No water main modifications are proposed.

Sanitary Sewer

- No sanitary sewer modifications are proposed.

Storm Sewer

- Stormwater management will be accommodated on-site at the expanded BCS Hyatt Regency Parking Improvements since the existing swale and infiltration pond is impacted by construction of 31st Avenue South as a part of the BCS 4 Multifamily construction.
- Storm sewer was constructed at the proposed northwest corner of the proposed parking lot as a part of the BCS 4 Multifamily construction. This catch basin will be modified as a part of this project with the changing of the casting to a curb inlet and adjusting the rim elevation.
- Storm sewer was stubbed to the southwest corner of the site as a part of the BCS 4 Multifamily construction. This will become the outlet for STRM 501 Outlet Control Structure for BMP #1
- BMP # 1 consists of 365 LF of 60" perforated CMP with an invert elevation of 809.00. The outlet control structure weir set at 811.3 will provide 2.3 feet of volume reduction at this BMP.

Electrical

- The only electrical work in the project will be feeding power to the relocated and new sight lighting fixtures which will be feed from the existing electrical panel.

Gas

- No gas modifications are proposed.