

Approved Minutes

City of Bloomington
Development Review Committee
March 17, 2015

McLeod Conference Room
 Bloomington Civic Plaza – 1800 West Old Shakopee Road

Staff Present

Pete Miller (Fire Prev) 952-563-8967	Erik Solie (Env Health) 952-563-8978
Kent Smith (Assessing) 952-563-8707	Heidi Miller (Police) 952-563-4975
Sandy Harvey (Bldg & Inspection) 952-563-8958	Mike Centinario (Planning) 952-563-8921
Jen Desrude (Engineering) 952-563-4862	Mike Hiller (Planning) 952-563-4507
Amy Schmidt (Legal) 952-563-4889	Glen Markegard (Planning) 952-563-8923
Dennis Fields (Planning) 952-563-8925	Becky Schindler (Port Authority) 952-563-8927

DRC Agenda Item #2	9:20 a.m.; Formal
Project Name	Alpha B
Site address	8100 26th Avenue South
Previous DRC Appearance	12/02/14
PC Hearing	4/9/2015
Council Hearing	5/4/2015
Application type	Preliminary and/or Final Development Plan; Rezoning; Subdivision; Variance
Case number	8490ABCDEFGHI-15
Staff contact	Fields, Dennis ; 952-563-8925
Proposal	The City owned Alpha B site has a proposal for redevelopment. The property is currently zoned LX, Lindau Mixed Use, and the applicant has applied to rezone the property to I.X(PD), which add a Planned Development Overlay district to the property. The Preliminary Development Plan includes a 148 room 5 story hotel, 9,500 sf restaurant with patio, 2,000 sf coffee shop, and 14,500 sf retail building. The site plan shows 107 surface parking spaces along with a 4 story shared parking structure with approximately 326 spaces. The Final Development Plan application would construct the Hotel and parking structure as Phase I and the restaurant, coffee shop, and retail building would be constructed as separate phases. A Preliminary and Final Plat application subdivides the property into 4 lots for the Hotel, restaurant/coffee shop, retail building, and public parking structure. The applicant has also requested several variances for signage including allowing a rooftop sign, larger port-a-cochere sign, sign height, and additional wall signage.
Plat name	Lindau Link Addition
Decision maker	City Council
Replat/Park dedication	Yes
Reviews	DRC; City Council; Hennepin County; Planning Commission; Watershed District
Contact 1 name	David Peters; dpeters@terratron.org ; 435-658-2727 (o); 435-640-8766 (c)

Guests Present

David Peters

dpeters@terratron.org

Nick Mannel

nmannel@loucksassociates.com

Preston Lougheed

plougheed@terratron.org

Ryan Samsa

ryan.samsa@esgarch.com

Bill Barron

bill.barron@esgarch.com

Discussion/Comments:

- Dennis Fields (Planning) Introduced the proposal (see above) and renderings and site plan provided by the representatives.
- Kent Smith (Assessing) Plat will trigger park dedication fees. Initial calculations are estimated at \$15,000. The property is currently exempt from property taxes since it is City owned, but if purchased there are property tax implications. Encouraged the representatives to contact him with questions on how the purchase date would affect taxes.
- Erik Solie (Environmental Health) Asked for clarification if the restaurant will be full-service. Representative stated breakfast will be European style (cheeses, pastries, sliced meat, and fruit) and dinner will be small plates (appetizers, flat breads) with a full service bar. Internal garbage is a City requirement. Clarified there will not be a pool on site. Handed out materials (application, business card, construction requirements, internal trash requirement rules and regulations)
- Sandy Harvey (Building and Inspection) Confirmed tentative submittal date is July 2015. 2012 International Building Code will likely be in effect at that time. Submission date will determine which IBC the City will have to follow. Handed out a number of documents to the representatives and encouraged the representatives to be proactive and assign a team member to the Council conditions of approval which all must be satisfied before building permits can be issued. Harvey stated not having all the conditions complied with is what often delays issuance of building permits.
- Kris Kaiser (Fire Prevention)
 - Sprinkler and fire alarm systems must meet Code.
 - Stairwells - have access on every floor.
 - Fire suppression system required for the restaurant.
 - Dry standpipes in the parking ramp.
 - Fire pulls located near main entrance.
 - Auto turn calculations (Ladder 3) from both directions.
- Heidi Miller (Police) Requested to have guest room 911 calls identified with a room number to aid emergency personnel. Lighting standards must conform to City Code standards. Requested bollards be placed between outdoor seating areas and the street to protect guests. Parking ramp overflow should be addressed.
- Jen Desrude (Engineering) Handed out Public Works Comments (PWC) (see for details). Would like to have an internal conversation regarding lighting on 26th Avenue. Missing some updated Lindau Link utility locations. Provided as-builts to Mannel. Sidewalks provided must meet South Loop District Plan standards. Bike racks are required (minimum 24) and distributed throughout the site. Traffic study is complete (will provide to Peters). There are three parking management strategies proposed and the City would like to set up a meeting to discuss the strategies.

Stormwater Management Plan is currently under review. If there are questions on any of the PWC, contact Desrude.

- Eric Wharton (Utilities) Utilities standard comments are included in the PWC (see for details). Maintenance and ownership of the interior stormwater management Plan must be formalized and signed. The 8 inch stubbed watermain off of Lindau Lane and directed toward the hotel should be utilized (possibly for a hydrant) or else it needs to be abandoned. The hotel water supply is being supplied off an internal loop. Water services must be metered where they enter the buildings. Grease interceptors locations and sizes need to be identified and maintenance agreements need to be in place. Calculations for determining the size of the grease interceptors should be supplied to the City for review of adequate sizing and placement. Any existing sanitary sewer stubs should be checked before connecting to make sure they have not been damaged over time.
- Amy Schmidt (Legal) No comment.
- Dennis Fields (Planning)
 - Parking analysis has been completed and staff comes up with about 436 spaces not counting the outdoor seating for the future coffee shop. Right now 428 spaces are provided. Fields asked what portion of the surface parking will be constructed with the first phase. Peters stated almost all of the surface lot so it in place for phase II to follow quickly. Fields stated if all of the surface parking is not constructed we would like to see a phasing plan that sets a timetable.
 - Fields asked the representative to expand on the plaza details. Peters stated they are working with Rudlang, Schindler, and Lee to get their approval of the final design, but many of the features will mirror that of the Alpha A site including public art, above ground planters and landscaping that incorporates public areas and would be included with phase I of the project.
 - Fields stated we did not see parking lot and security lighting for the ramp and surface lot at this time. If not received shortly, it will be a condition of approval on the Final Development Plan. Staff would like to give feedback when photometrics are provided, so there will be no surprises when it comes to issuing the building permits.
 - Parking lot screening will be needed along 26th and 24th Avenues (shrubs/berming). Landscaping counts shown exceed the Code requirements.
 - Fields stated it looks like work has begun on the FAA requirements and a reminded the applicant that an airport zoning permit is required. If the tower crane height needs a variance, it is issued through the MSP Board of Adjustment and a decision from the MAC will be needed at the time the airport zoning permit is applied for.
 - LX Zoning District allows a Floor Area Ratio (FAR) of 0.7, the minimum with flexibility is 0.5 and application is at 0.55. Noted that a change in the building sizes on phase II may impact the overall FAR and it cannot fall below the minimum of 0.5. Also the minimum building size is 10,000 square feet in the LX district.
 - Several sign variances have been requested. Fields handed out the findings to the representatives that the City must be able to make for approving sign variances. Fields explained he did some research and has not been able to find an example of the requested rooftop sign being displayed on any of their existing hotels on their website. Fields explained it may be difficult to make the required findings (c) and (c)(ii) and asked for comments from the representatives. Fields stated if the variance request for the cube-style rooftop sign were not applied for, the other variance requests would not be necessary. Peters explained that

Marriott is requiring this cube-style sign as a branding image that is not yet common in North America. Peters stated Marriott is very interested in keeping this branding image as it separates the brand from other brands even within Marriott as a luxury hotel. Peters stated the South Loop image of being unique parallels the branding for this hotel and keeps with the supports image the City wants to separate this area from other parts of the City. Fields stated because of the required findings currently in the Code, staff would have to recommend denial of the variance requests; however, the ultimate decision is up to City Council. City Council could ultimately direct staff to change the Code to allow rooftop signs in the City. Peters stated they will need to discuss options with Marriott as they are directing the team in this kind of matter.

- Glen Markegard (Planning) Explained there are three different options for signage: First is making minor adjustments to make the signage Code complying; second, applying for an ordinance amendment to allow the proposed signage; and third, probably the most difficult path because of the required findings, is the variance requests. Markegard added the LX Zoning District requires building facades along the streets have glazing requirements so this may influence how the future retail building will be oriented. Peters stated the team may need to bend the prototype to fit the district requirements and they will be working on this to try and make it work.
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