

# Approved Minutes

City of Bloomington  
**Development Review Committee**  
**November 12, 2014**

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

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## Staff Present

Laura McCarthy (Fire Prev) – Chair 952-563-8965      Erik Solie (Env Health) 952-563-8978  
 Kent Smith (Assessing) 952-563-8707  
 Duke Johnson (Bldg & Inspection) 952-563-8959      Mike Centinario (Planning) 952-563-8921  
 Londell Pease (Planning) 952-563-8926      Bernadette Gillespie (Bldg & Insp) 952-563-4709  
 Jen Desrude (Engineering) 952-563-4862

<b>Item 4-Formal</b>	Sheraton (PKA - HOTEL SOFITEL)
<b>Site address</b>	5601 West 78th Street
<b>PC Hearing</b>	12/4/2014
<b>Application type</b>	Final Site and Building Plan
<b>Staff contact</b>	Centinario, Mike x8921
<b>Proposal</b>	The renovation of the Sheraton Bloomington Hotel (formerly the Sofitel) is primarily an interior facelift to give the hotel new life as well as bring the design in line with Sheraton's standards. The interior work includes new finishes and furniture in all guestrooms, the addition of a new interior elevator to serve the public spaces, renovated lobby and restrooms, and conversion of some of the existing restaurant square footage into two new meeting rooms. The exterior work will include new cladding on the existing porte cochere structure, a new sidewalk café area adjacent to the existing restaurant, raising the grade slightly at the entry drive aisle to improve accessibility, and creation of the required number of accessible parking spaces near the hotel and restaurant entrances. The building will also be re-painted and landscaping will be improved.
<b>Plat name</b>	CABANA CLUBB INN ADDITION
<b>Decision maker</b>	City Council
<b>Reviews</b>	DRC; City Council; Planning Commission
<b>Contact 1 name</b>	Heather Whalen, AIA, Leed AP      612.373.4686 <a href="mailto:heather.whelen@esgarch.com">heather.whelen@esgarch.com</a>

## Guests Present

Heather Whalen	612-373-4686	<a href="mailto:heather.whelen@esgarch.com">heather.whelen@esgarch.com</a>
Marc Faubert	952-835-1900	
Steven Sabraski	612-252-9070	<a href="mailto:ssabraski@landform.net">ssabraski@landform.net</a>
Terance Gruenhagen	612-373-4656	

## Discussion/Comments:

- Mike Centinario (Planning)

- The renovation of the Sheraton Bloomington Hotel (formerly the Sofitel) is primarily an interior remodel, which includes new finishes and furniture in guestrooms, the addition of a new interior elevator, renovated lobby and restrooms, and conversion of some of the existing restaurant square footage into two new meeting rooms. The exterior work will include new cladding on the existing porte cochere structure, a new sidewalk café area adjacent to the existing restaurant, raising the grade slightly at the entry drive aisle to improve accessibility, and creation of the required number of accessible parking spaces near the hotel and restaurant entrances. The building will also be re-painted and landscaping will be improved.
- Kent Smith (Assessing)-
  - Asked about the timing of the restaurant remodel. Whalen stated that the restaurant is a separate project. For parking they will need the hotel and restaurant to be used together. Construction for that will start in early 2015.
  - Smith asked what the concept would be and Faubert stated steaks and pasta.
- Eric Solie (Environmental Health)
  - Asked if the tile around the hood will stay; Faubert stated it will be removed.
  - Solie indicated that at the next council meeting, new lodging permit review fee will be reviewed and likely approved. Stated fee will be a significant impact and to get their application in before that goes through otherwise they will be subject to those new fees. Whalen stated that they will be submitting mid-December and asked what fee might be. Solie stated it will be based on scope of project and number of rooms.
  - Gave packet with all information. Lodging and food can come together in one packet.
- Duke Johnson (Building and Inspections):
  - Accessible parking is 2% of parking spaces; need a count of existing spaces.
  - For the outdoor seating, is there an elevation change or is it a landing to a landing? Whalen stated it will be 1:20 ramp and walk.
  - Johnson asked if the garden area will be serviced by a full elevator. Whalen confirmed that a new elevator will be servicing that area and that the lift will be removed. Goal is to connect the lobby with that area.
  - SAC review will be required.
  - Confirmed that no work is being done in garage. Whalen and Faubert confirmed.
  - Better seating plan needed to review for clearances. Private dining area has sliding doors, minimum of 10 occupants or hinged doors needed. Gruenhagen confirmed they are adding a hinged door. Johnson stated they will need to provide male and female bathrooms that are handicap accessible. Whalen asked if all rooms will need to be handicap or just one designated if separate rooms. Gruenhagen stated they are still refining the restaurant plans.
- Laura McCarthy (Fire Prevention)
  - Maintain truck turning radiuses for all parking lot modifications, may need an auto turn exhibit.
  - New canopy to have a minimum 13' 6" clearance below.
  - All smoke detectors inside the structure shall be replaced or have documentation that the detectors have passed sensitivity testing within the past year.
  - McCarthy asked if they will be upgrading their fire alarm system? Faubert stated that part of it will be but not sure if the whole building will be.
  - Provide appropriate life safety systems for all areas

- Maintain adequate sprinkler coverage for all space improvements.
- Provide a code compliant kitchen hood system connected to the sprinkler system
- Additional sprinkler coverage may be required if the exterior building materials chosen for the porte cochere are combustibile and/or it's attached to the building. Whalen stated that she verified with fire engineer that it does not need to be sprinklered. McCarthy stated that it is not only the structure itself but combustibile materials underneath it.
- Laura McCarthy on behalf of Heidi Miller (Police)-
  - Use signage in the parking lot, e.g. Remove Valuables from Your Vehicle, to reduce theft from auto incidents in your parking lot.
  - Work with telephone provider to identify individual rooms calling **9-1-1**, e.g. call notes list Unknown Location of Call
  - Consider participating in our Crime Free Hotel Motel program
- Jen Desrude (Engineering) Provided Public Works comments and noted the following:
  - Asked if they are proposing a bike rack and if so where it will be located. Whalen stated that they haven't decided exactly where it will be. Desrude stated the bike rack will need to be shown on the plan, and a detail included. The plan should show the number of spaces.
  - Parking is a concern-deferred to Planning. Desrude stated that the hotel calls to ask for permission to park on the street during events at this site. Faubert asked if it was this hotel or the Doubletree across the street. Desrude would pull reports and confirm the complaint location.
  - Call Met council for SAC determination.
  - With kitchen remodel, will need external grease interceptor.
- Mike Centinario (Planning)- One of Planning's primary concerns are ensuring the building materials conform to Code requirements and that there is sufficient parking.
  - Building material for the porte cochere, ipe wood, is considered a trim material. Centinario asked if still using IPE. Whalen stated they changed to a different material. Centinario stated the code requirement of maximum of 15% when used as trim material. Whalen asked for the place in the Code that states this requirement. Centinario to provide the Code section. Pease stated that the standard is brick or better. Depending on the aluminum being used it has to be up to a certain standard and that review will be done. Centinario reiterated that the specific materials will need to be calculated and reviewed for coverage.
  - Sheraton sign will need to be below the porte cochere roofline. Whalen confirmed.
  - A revised parking analysis was received on November 11<sup>th</sup>. Staff will need to review that revised analysis. Pease stated that from staff we need to use 1:7 for the large meeting rooms and the required parking is over 800, deviation is 20% in a plan of development and that is not allowed. A variance will be required if not meeting these standards. Pease gave examples of ways to eliminate the 20% limit with proof of parking. Pease explained proof of parking. Stated that if it is a regular problem then the ramp would need to be put in. Pease gave information on Crowne Plaza and that their hotel will need to address these parking issues just as they did. Gave specifics on reductions for parking as related to other hotel projects. Work with our traffic engineer on these issues.
  - Smith (Assessing) asked if there a shared parking agreement? Pease and Faubert indicated that the shared parking agreement no longer exists..

- Centinario asked about their entry locations and cross walk directing people to the outdoor seating. Sabraski showed the main entry on the plan. Pease asked if people will access the hotel after hours through the restaurant. If not, then they need a 5 foot clearance for the walkway between the handicap parking stalls on the east side of the hotel to the front door . Whalen stated that they want to have outdoor liquor and asked if they had to have a designated enclosure for that area. Pease responded that they would need to have a clear designated space for the outdoor liquor sales. Sabraski stated that they will have to revise that now that they understand the 5ft requirement.
- Sabraski asked if proof of parking is demonstrated as a single level ramp, does it go administratively or through city council? Pease stated it has to go through Council.
- The Planning Commission meeting is scheduled for December 4<sup>th</sup> and the City Council on December 15<sup>th</sup>.