

Information for File #2013-04693-SEW

Applicant: Faribault Hotel Group, LLC; c/o Ms. Ruth Ann Hofmeister

Corps Contact: Sarah Wingert, U.S. Army Corps of Engineers, 180 5th Street East, Suite 700, St. Paul, Minnesota 55101-1678; sarah.e.wingert@usace.army.mil; 651-290-5358

Primary County: Rice

Location: Section 23, Township 110N., Range 21W.; Faribault, Minnesota

Information Complete On: February 10, 2014

Posting Expires On: February 21, 2014

Authorization Type: Section 404 Letter of Permission (LOP-05-MN)

This application is being reviewed in accordance with the practices for documenting Corps jurisdiction under Sections 9 & 10 of the Rivers and Harbor Act of 1899 and Section 404 of the Clean Water Act identified in Regulatory Guidance Letter 07-01. We have made a preliminary determination that the aquatic resources that would be impacted by the proposed project are regulated by the Corps of Engineers under Section 404 of the Clean Water Act. Our jurisdictional review and final jurisdictional determination could result in modifications to the scope of the project's regulated waterbody/wetland impacts and compensatory mitigation requirements identified above.

PROJECT INVOLVES:

A Listed State-Impaired Water: The project would **not** have direct impacts to any listed state-impaired waters. A wetland on the project site outlets east via a stormwater pipe across I-35, and discharges into another wetland complex that eventually drains south about two miles to the Cannon River through other wetlands and tributaries. According to the Minnesota Pollution Control Agency's 2012 303-d list, this stretch of the Cannon River (Cannon Lake to Straight River) is impaired for aquatic recreation by *E. coli* and aquatic life by turbidity.

PROJECT DESCRIPTION AND PURPOSE: The Faribault Hotel Group, LLC, proposes to construct a Comfort Inn and Suites Hotel and provide an outlot for a future national franchise restaurant development on a 4.07 acre parcel zoned "highway commercial in the City of Faribault. The project would be located on the southwest corner of Airport Drive West and Frederickson Drive, in the southeast quadrant of the intersection of I-35 and TH 21. The current site consists of agricultural land and a 0.89-acre wet meadow wetland. The project would be located off Faribault's first entrance on I-35 for travelers coming from the Minneapolis-St. Paul International Airport, and would also be located within a half mile of the Faribault Municipal Airport. According to the applicant, the project would provide an "upper midscale" hotel experience that is not currently available in the Faribault area. The purpose of the project is to meet local and regional demand for growth in hotel services in the northwest Faribault area.

The proposed four-storey hotel would be approximately 11,475 square feet in size, and provide 69 rooms. The hotel would also provide amenities for traveling sports teams, tourists, and local businesses and agencies, such as secure storage rooms for sporting equipment and an expanded meeting room. The franchise restaurant would be approximately 6,000 square feet in size with a maximum capacity of 200 people. The lease or sale of the restaurant lot would be used to off-set the cost of the hotel development, and together, the hotel and restaurant would provide a destination location and a positive cross-business strategy. A parking lot containing 151 automobile spaces and 4 bus parking spaces would be constructed to meet the operational needs of the hotel and restaurant and to meet city zoning codes. The hotel would require at least 90 spaces (one space per room plus an additional 30% for dining and meeting guests), and the restaurant would require 60 spaces (30% of the maximum capacity). The bus parking spaces are needed to accommodate the expected demand of sports teams. Finally, a 10,000 square foot stormwater pond would be constructed to meet stormwater management requirements.

NAME, AREA AND TYPES OF WATERS (INCLUDING WETLANDS) SUBJECT TO LOSS: The project would impact a 0.89 acre wet meadow wetland that lies along the east side of the project parcel. The wetland is dominated by reed canary grass, lake sedge, and narrow leaf cattails. The northern part of the wetland would be filled by the restaurant and part of the parking lot, while the south part of the wetland would be converted into a stormwater pond.

ALTERNATIVES CONSIDERED: The applicant considered the following alternatives to the proposed project:

- 1) *No-build:* The applicant considered not building the project. This alternative would avoid impacts to the 0.89-acre wetland, but would not meet the purpose of the project.
- 2) *Relocating the project off-site:* According to the applicant, there are no other parcels that provide the desirable I-35 frontage for a hotel in the northwest side of Faribault. Locating the front of the hotel within the visual line of oncoming traffic on I-35 is a requirement of the hotel user (Comfort Inn and Suites). While the applicant does own the parcel adjacent to the west side of the proposed site, the area immediately west of the proposed site contains a 400-foot wide natural gas easement. The easement prohibits building within the easement area. Thus, the hotel would have to be located further west on the backslope of a hill to avoid the easement area. Due to the hill and its location further away from the highway, this location would not have the highway presence that is required by the proposed hotel user. This option would also locate the hotel closer to a new residential development, resulting in buffer requirements and a possible nuisance to the developing residential community. Thus, the applicant rejected this alternative.
- 3) *Reduce development on the proposed 4.07-acre parcel to avoid wetland impacts:* This alternative would require eliminating the restaurant and four bus parking spaces to avoid wetland impacts and maximize area for the required hotel parking and stormwater management feature. Eliminating the restaurant would not provide the initial needed funding to investors of the project, and would result in the hotel not having an “anchor” development. Local zoning code would require a 25-foot wetland buffer with an additional 15-foot setback from the buffer, further reducing building space on site. Additionally, due to the wetland setback requirements and the site terrain, which slopes

30 feet from the west side to the wetland, retaining walls would need to be built around the east side of the hotel and driveway. The retaining walls would create an unsightly visual obstruction from the highway, and increase project costs. This alternative would not accommodate the expected demand for bus parking, and would provide 85 automobile spaces compared to the 90 required spaces for the hotel. Thus, the applicant rejected this alternative due to cost and logistics.

COMPENSATORY MITIGATION: The wetland on site would be eliminated due to the proposed project, and there are no wetlands adjacent to the site. The applicant would reduce the potential for impacts to downstream waters during construction through the use of erosion control best management practices, such as silt fence, erosion bales, tracking pads, and erosion control blankets on grades exceeding 4:1.

The applicant has proposed to mitigate for unavoidable adverse wetland impacts by debiting a total of 1.78 acres of standard wetland credits from the Minnesota Wetland Bank. Specifically, approximately 0.89 wet meadow credits and 0.34 deep marsh credits would be debited from Account 1473 located in Waseca County, major watershed 39 (Cannon River), Bank Service Area 8, and approximately 0.55 deep marsh credits would be debited from Account 1113 located in Rice County, major watershed 39, Bank Service Area 8. The proposed aquatic resource impacts are also in major watershed 39, Bank Service Area 8.

DRAWINGS: See attached drawings labeled “2013-04693-SEW, Figures 1-6 of 6”.



**2013-04693-SEW
Comfort Inn & Suites Hotel - Faribault
Rice County**

U.S. Army Corps of Engineers
St. Paul District

2013-04693-SEW, Figure 1 of 6:
Project Location



0 220 440 880 1,320 1,760 Feet

Base Map Source: FSA 2013 aerial photograph
& ESRI Street Map (World 2D)

 approx. project location

Legend

Minn NHD

Flow

-  Intermittent
-  Perennial
-  Unidentified



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Rice County

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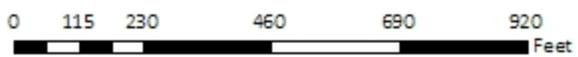
2013-04693-SEW, Figure 2
of 6: Wetland Location



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wetland location



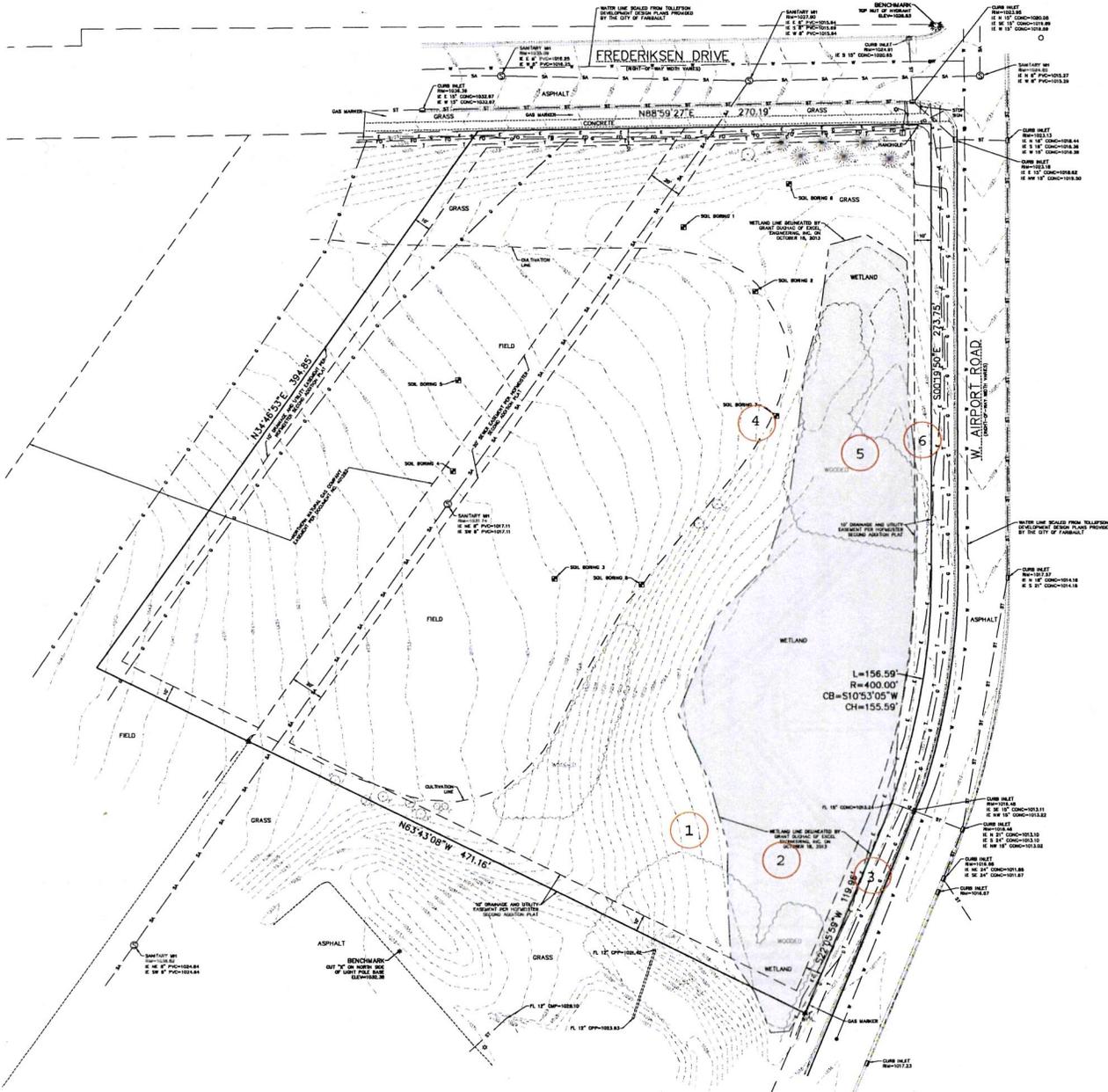
Base Map Source: FSA 2011

 approx. project location



100 CHAMBERLAIN DRIVE
FOND DU LAC, WI 54601
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Always a Better Plan



- LEGEND:**
- WATER VALVE IN BOX
 - EXISTING CURB INLET
 - TELEPHONE PREDESTAL
 - EXISTING LIGHT POLE
 - EXISTING SIGN
 - EXISTING WATER HYDRANT
 - △ 1" IRON PIPE FOUND
 - △ 3/4" REBAR FOUND
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - ST — EXISTING STORM SEWER
 - SA — EXISTING SANITARY SEWER AND MANHOLE
 - FO — EXISTING UNDERGROUND FIBER OPTIC LINE
 - E — EXISTING UNDERGROUND ELECTRIC CABLE
 - T — EXISTING UNDERGROUND TELEPHONE CABLE
 - G — EXISTING UNDERGROUND GAS LINE
 - C — EXISTING CURB AND GUTTER
 - A — ADJACENT PROPERTY LINE
 - P — EXISTING GROUND CONTOUR
 - W — WOODED AREA
 - G — PROPERTY LINE

NOTE: PROPERTY LINES AND EASEMENTS SHOWN ON THIS PLAN WERE DERIVED FROM INFORMATION CONTAINED IN TITLE COMMITMENT NO. 2013-04693-SEW, DATED OCTOBER 18, 2012. AN UNDATED SURVEY HAS NOT BEEN AUTHORIZED AND THE PROPERTY LINES SHOWN ON THIS PLAN MAY BE INCOMPLETE OR IN ERROR.

NOTE: EXISTING UTILITIES SHOWN ARE INDICATED IN ACCORDANCE WITH AVAILABLE RECORDS AND FIELD MEASUREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATION AND ELEVATIONS OF ALL UTILITIES, INCLUDING SEWER AND WATER FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITY OWNERS SHALL BE NOTIFIED BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION.

1 - SAMPLE DATA POINT

FIGURE 1 - WETLAND LOCATION MAP
PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

OWNER:

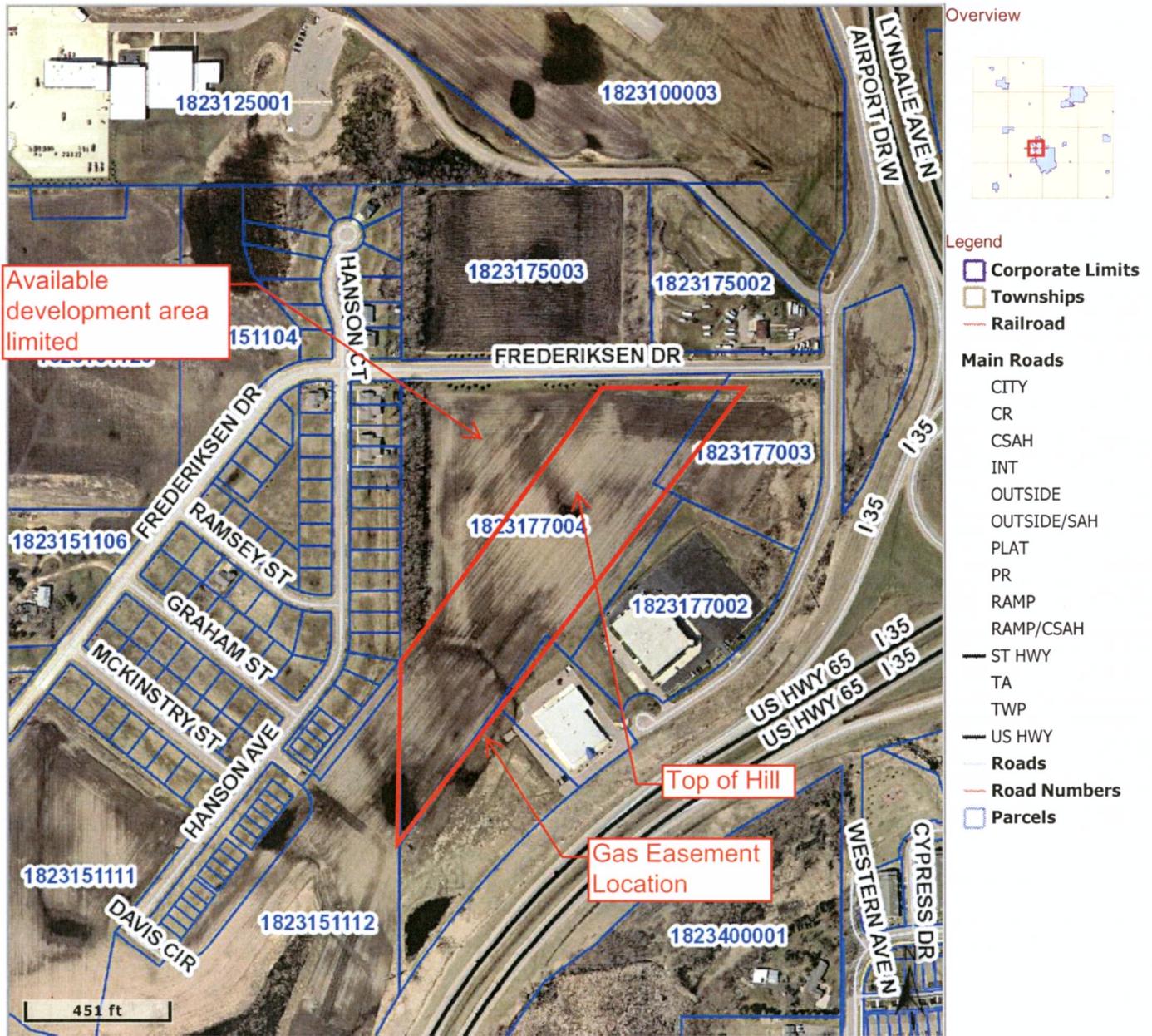
PROJECT:
COMFORT SUITES
FARBULT, MN

PRELIMINARY SHEET DATES:
OCTOBER 23, 2013

JOB NUMBER:
1316470
SHEET

ES

2013 © EXCEL ENGINEERING, INC.

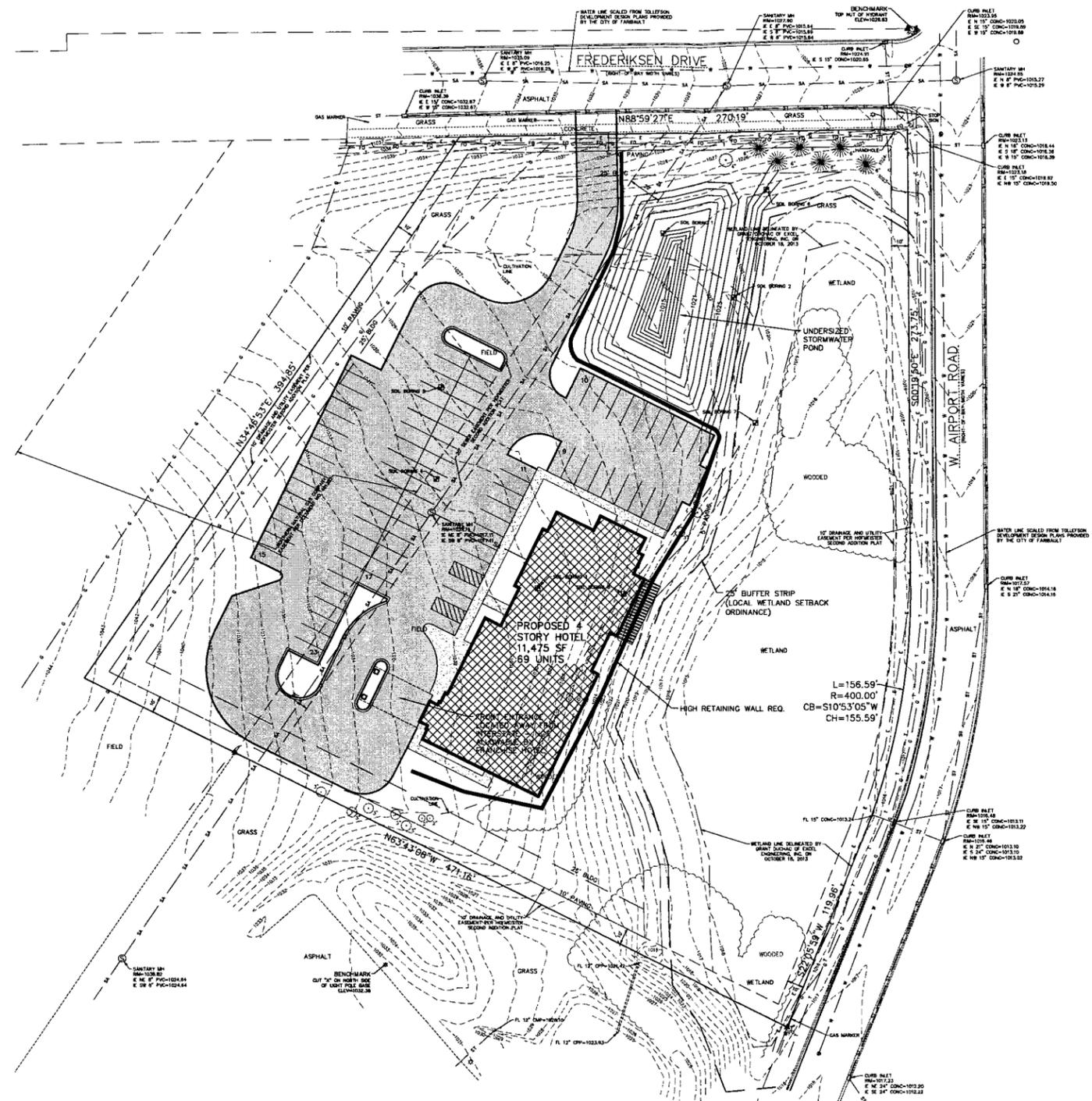


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The parcels are the base parcels in Rice County.

Disclaimer: The information in this web site represents current data from a working file which is updated continuously. Information is believed reliable, but its accuracy cannot be guaranteed.

2013-04693-SEW, Figure 5 of 6: Layout of Alternative 3 (as described in the posting)



PARKING REQUIRED:
 HOTEL: 1 SPACE PER UNIT + 30% FOR DINING/MEETING (90 SPACES REQ.)
 BUS PARKING: 4 DESIRED FOR SPORTS TEAM

PARKING PROVIDED:
 85 AUTO SPACES (90 REQ.)
 0 BUS PARKING STALLS (DESIRED TO ACCOMMODATE SPORTS TEAMS)

OWNER:

PROJECT:
 COMFORT SUITES
 W. AIRPORT ROAD
 FARIBAULT, MN

PRELIMINARY SHEET DATES:
 NOVEMBER 15, 2013

JOB NUMBER:
 1316470

SHEET

3

