

January 10, 2017

Jay Bhakta  
JR Hospitality  
[jbhakta@jrhospitality.com](mailto:jbhakta@jrhospitality.com)  
612-310-9799

**SUBJECT: HOLIDAY INN EXPRESS, BLOOMINGTON MN**

Dear Jay:

The proposed concept plans are for a new Holiday Inn Express in Bloomington, Hennepin County, Minnesota, at the SE quadrant of East 78<sup>th</sup> Street and 12<sup>th</sup> Avenue South. This new hotel will be a 5-story, wood construction building with on-site surface parking. It will include approximately 174 guest rooms. The first floor of the building will have the buildings public spaces, back of house spaces, recreation spaces and approx. 18 guest rooms. The public space will include the main lobby, front desk & great room, breakfast buffet area and access to the main vertical circulation. The back of house areas will include breakfast prep area, back offices, commercial laundry, mechanical, and maintenance spaces. The recreational spaces will include a fitness center, and pool area. The upper floors will be guest room floor and will have approx. 39 guest rooms per floor.

The site will include a drive way entrance off the north, south and west sides of the site. It will include a large porte cochere to provide the guest with a covered short term parking area for hotel check in. The rest of the site will be utilized for surface parking. We are proposing 183 parking stalls.

Once the construction drawings are complete and all city reviews and permits have been approved we anticipate a 12 month construction time frame with hopes to break ground the summer of 2017.

If you have any questions or comments, please do not hesitate to contact our office.

Sincerely,

CITIES EDGE ARCHITECTS



Bethany Hardy  
AIA, Business Development / Project Manager

Enclosure

cc: