

PROJECT NARRATIVE FOR TAPESTRY COMPANIES

Project Description

Tapestry Hospitality (“Developer”) is proposing a 100-room boutique hotel on 4 floors for a portion of the existing South Loop Office Park (aka “BLN Office Park”). The project is in an existing planned development and will require administrative amendment of the final development plan for the building to approve modest changes to the exterior. The exterior will be updated with metal accents and the addition of a pool building of 2,500 square feet. A porte cochere will be added to the building entrance.

Within the building, parking, lobby, and amenity spaces will be shared, including a restaurant and wine bar. Keycard access will be provided to hotel rooms on the 4 floors adjacent to the lobby. The Developer proposes to update HVAC with certain energy saving improvements, and add new LED lighting throughout the hotel building.

As part of the project, the Developer will develop a shared parking plan for the office and hotel to provide adequate parking to both uses. In addition, the project will comply with requirements for new hotel and restaurant projects, including the addition of an external grease interceptor, sprinkling requirements, fire alarms, and secured access.

Project Summary

The Building

- 2001 Killebrew Drive, Bloomington, Minnesota
- Four-story layout provides up to 100 hotel rooms ranging in size from about 300 square feet to 600 square feet
- Recently completed upgrade to conference center and restaurant
- Ample parking (underground, surface and covered ramp)

Planned Building Renovations for Hotel

- Porte cochere at main entrance
- Concourse level with below-grade parking
- First level with front desk, expansive lobby, amenities, and 12 guest rooms
- Second through fourth levels with 29 guest room each level (average 450+ SF)
- Breakfast area and bar/coffee shop next to lobby
- Fully equipped fitness center on lower level
- Addition with indoor swimming and spa pool adjacent to lobby.