

M E M O

Date: November 10, 2017

To: Mike Centinario

Project: Crew Rest, Suite Hotel
Old Shakopee Road East, Bloomington

Subject: Development Review Committee

From: Phil Hofstad and Rosemary McMonigal, FAIA

We are pleased to submit this written description of the proposed project as part of the Development Review submission. Please call or email with any questions.

1. Concept

While there are numerous hotels in the immediate area, the Crew Rest concept is unique. The site's close proximity to the airport provides the opportunity to address an urgent need for airline flight crews who regularly and frequently need convenient, inexpensive, overnight lodging. Airline flight crews are not paid enough to rent a hotel room. At Crew Rest, flight crews will be able to rent a hotel bed for sleeping.

2. Site

- Current zoning is RO-50. Request to rezone to C-4, which allows hotel use.
- Combine 4 parcels into one: 2325, 2349, 2357, and 2373 Old Shakopee Road East.
- South half of site to be developed into hotel, 4 vehicle garage, and parking.
- North half of site to remain more natural, park-like setting.
- Adjacent to Ike's Creek, which is part of the Lower MN River Watershed District.
- Rain gardens for water collection.
- Parking for 41 cars. Drop-off for hotel shuttles, ride sharing, and other vehicles.

3. Building

- All suite hotel, 16 suites total.
- 3 stories high, approximately 10,000 sf per floor, 30,000 sf total.
- First floor: 4 suites plus caretaker suite, lobby, entry lounge, office, support spaces.
- Second and third floors: 6 suites, lounge, self-service laundry, and support spaces.
- Each typical suite to contain 2 bedrooms, 2 baths, kitchenette and living spaces.
- Each bedroom to sleep 6, two bedrooms each suite, and 12 people per suite.
- 12 people per suite, 16 suites in building, and 192 hotel guests total.