

Proposed Cambria Suites & Hotel, 8001 28th Street

A partnership between Ceres Development Corporation and The Orlean Company (the Applicant) proposes to build a multi-story hotel at the southeast corner of 28th Avenue and American Boulevard. This approximately 104,000 square foot Cambria Suites and Hotel will house 164 rooms with approximately 3,800 square feet of banquet space that is designed to be used for conferences and social gatherings. Additionally, on the ground floor there will be a restaurant designed to serve hotel guests, a fitness room, and an indoor pool.

In order to proceed, the subject property will need to be rezoned from its base zoning from CO-1, Commercial Office to LX, Lindau Mixed Use.

The ground floor will be approximately 23,900 square feet while each of the upper floors – there will be five stories including the ground floor – will be approximately 20,100 square feet. As the detailed construction drawings evolve, exact square footages will be calculated and submitted to the City. Rooms will be “King” and “Double Queen”, with several Suites throughout. Exact ratios have yet to be determined.

Construction for the hotel will occur in the first phase and is slated to begin as soon as the weather breaks, early in 2016 and take approximately 12 months to construct with the hope of being open by the summer of 2017. All site parking, landscaping, and lighting will be installed and completed within this phase. Once open, the hotel will be open 24 hours a day, 365 days per year. Projected employment is expected to include 50 new jobs for the City of Bloomington.

In addition to the hotel, Ceres/Orlean plans to build an attached building large enough to incorporate a restaurant and coffee house in a second phase. Currently, a broker has been engaged to identify and secure tenants. This supplemental building will be constructed in the future if and only if said tenants are secured. The hope would be to construct the supplemental building starting in 2017.

The hotels construction will utilize a variety of building materials including brick and metal. However, it will be substantially skinned with metal panels to conform with the City’s Code. Detailed specifications will be provided prior to the Planning Commission Meeting.

Sambatek, the civil engineers engaged to design the site, have prepared plans that show 240 parking spaces for the proposed combined uses of hotel and restaurant. As new zoning is proposed, the new standards will require 297 spaces. Therefore, the site will attain approximately 81% of the required spaces. At the informal Design Review Committee, the Applicant was advised that City would consider reduction flexibility based on mitigating circumstances. The Applicant appeals to the City to apply such flexibility with following rational to include but not be limited to the following:

- ◆ The site is directly across from a mass transit station. According to the ITE manual, this could result in an 8% reduction (or in this case, 24 spaces)
- ◆ There is shared parking between the hotel and the proposed supplemental building, resulting in a 5% reduction (15 spaces)
- ◆ The Applicant has reached an agreement with the Metro Transit Authority in principle in which an easement will be granted between the MTA parcel immediately adjacent to the south and the subject property herein. Because the MTA is a federal agency, this process of executing and recording such easement could take at least 6 months but is in process. There will be a parking lot in this adjacent parcel and the MTA has agreed to shared parking with the subject property. This would be another 5% reduction (15 spaces)
- ◆ Sidewalk connections and bicycle spaces equates to a 2% reduction (6 spaces)

If the above flexibility is granted, then a total of 60 spaces could be deducted from the required 297 spaces yielding a new requirement of 237 spaces, which the Applicant would then meet and exceed. One additional factor to consider is that a hotel is considered very successful if it achieves 70% occupancy on a daily basis. What this means is that except on a select few occasions, the hotel is not likely to be fully occupied on most nights. The Applicant requests flexibility on the parking requirement (of the proposed new zoning designation).

Thank you for the opportunity to present these plans and the Applicant looks forward to continuing to work with the City to create a development of enduring quality of which it can be proud.