



## HOTEL INDIGO

January 2013

### Project Summary

The Hotel Indigo is a boutique hotel that is part of the Inter Continental Hotels Group; and proposed for our East Liberty site by the developer/owner "Governor's Hotel Company, LLC.

The East Liberty site (approximately 27,000 S.F.) bounded by Highland Avenue, Broad Street, Whitfield Street and Kirkwood Street, is a unique site in the core of the original commercial district of the neighborhood. It incorporates three existing buildings into the overall design. The 6-story Governor's Hotel on the corner of Whitfield and Kirkwood Street, the 3-story red brick building at 116 Whitfield Street, and the 4-story Consad building will undergo major renovations. A major new addition will also be constructed at the corner of Highland Avenue and Broad Street. A new arrival and departure court with canopy will be constructed in place of a demolished building on the northwest corner of the site, along Broad Street. The new Hotel Indigo will consist of approximately 103,000 square feet and breaks down as follows:

First Floor	20,330 S.F.
Second Through Fifth Floors	17,500 S.F. each floor
Sixth Floor	12,500 S.F.
<b>TOTAL</b>	<b>103,000 S.F.</b>

The basement consists of service, utility and storage space. The First floor contains a grand foyer, the hotel lobby, a conference and meeting center, sandwich and drink bar, fitness center, business center, elevator lobby, management offices, service areas, loading dock, and retail shops.

The second through sixth floors contain 136 hotel rooms and common areas of stairs, corridors, elevator lobbies and vending.

The six-story height is established by the existing Governor's Hotel along Kirkwood Street and continues to the corner at Highland Avenue. The addition steps down to 5 stories at Highland Avenue, then to the renovated 3-story entry building, and finally to the 2-story canopy and grand foyer. The height is contextually related to the existing buildings and neighborhood.

The room mix includes seven different types with two different kinds of ADA suites.

The exterior materials proposed are brick (three colors to match existing), glass and metal framing, metal louvers, oversized ground-face concrete masonry units (to replicate stone), and EIFS.

The site design includes a canopy-covered driveway, outdoor terrace, street trees and landscaped island; then continues across Broad Street with a new Indigo Square in the area of the former plaza.

Signage is proposed as two-sided, large scale at the corner of Highland and Kirkwood; and one-sided, medium scale along Broad Street and atop the renovated Governor's wing. Plaques are to be located on either side of the main entrance before entering the grand foyer of the red brick building.

Silver LEED Certification is being pursued.