

# ALPHA B - TWO HOTELS AND RETAIL



## PROJECT SUMMARY

As part of the South Loop District Plan, Lindau Link is envisioned as a place to gather, linger, and meander. It is designed as a complete street that invites pedestrians and accommodates bicyclists, drivers and transit. Its streetscape will foster storefront and sidewalk-level activity. As part of the Lindau Lane extension between 24th Avenue and 30th Avenue, the City purchased the Alpha Business Center buildings. After the demolition of the buildings and construction of the Lindau Lane extension, remnant parcels presented an opportunity to create a more urban character with a concentration of restaurants, retail and hotels. The City worked with the developer to bring a three phased development to the Alpha B site, located at the southeast corner of Lindau Lane and 24th Avenue. Phase I included the 148 room, 5-story AC Hotels by Marriott and a public funded 326 space parking structure completed in 2017. Phase II included a three-tenant, 11,456 square foot restaurant and retail building. Phase III is planned for a future 126 room, 7-story Element by Westin Hotel in the southwest corner of the site.

As part of the project, the Port Authority, City and developer collaborated to design and install a public plaza, with a sculpture piece as the focus, at the western corner of the site. The public plaza was funded by the City and is maintained by the developer.

Publicly funded elements: Parking structure and public plaza



## FAST FACTS

Developer:	Terratron, Inc.
Project Type:	Two Hotels and Retail
Acres:	4.45
Jobs:	200
Estimated Total Development Cost:	\$38 million, with full development potential of \$58 million
Expected Completion:	2020
Public Investment:	\$6 million

## TOD METRICS

Stories:	AC Hotel (5), Element Hotel (7) and Retail (1)
FAR:	0.91
Parking Ratio:	Hotel – 1.1 spaces per room Restaurants – 1 space per 2.7 seats Retail – 1 space per 195 sq. ft. 425 total parking spaces

## STATION AREA

Transit:	Metro Blue Line
Station:	28th Avenue and MOA Stations

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