

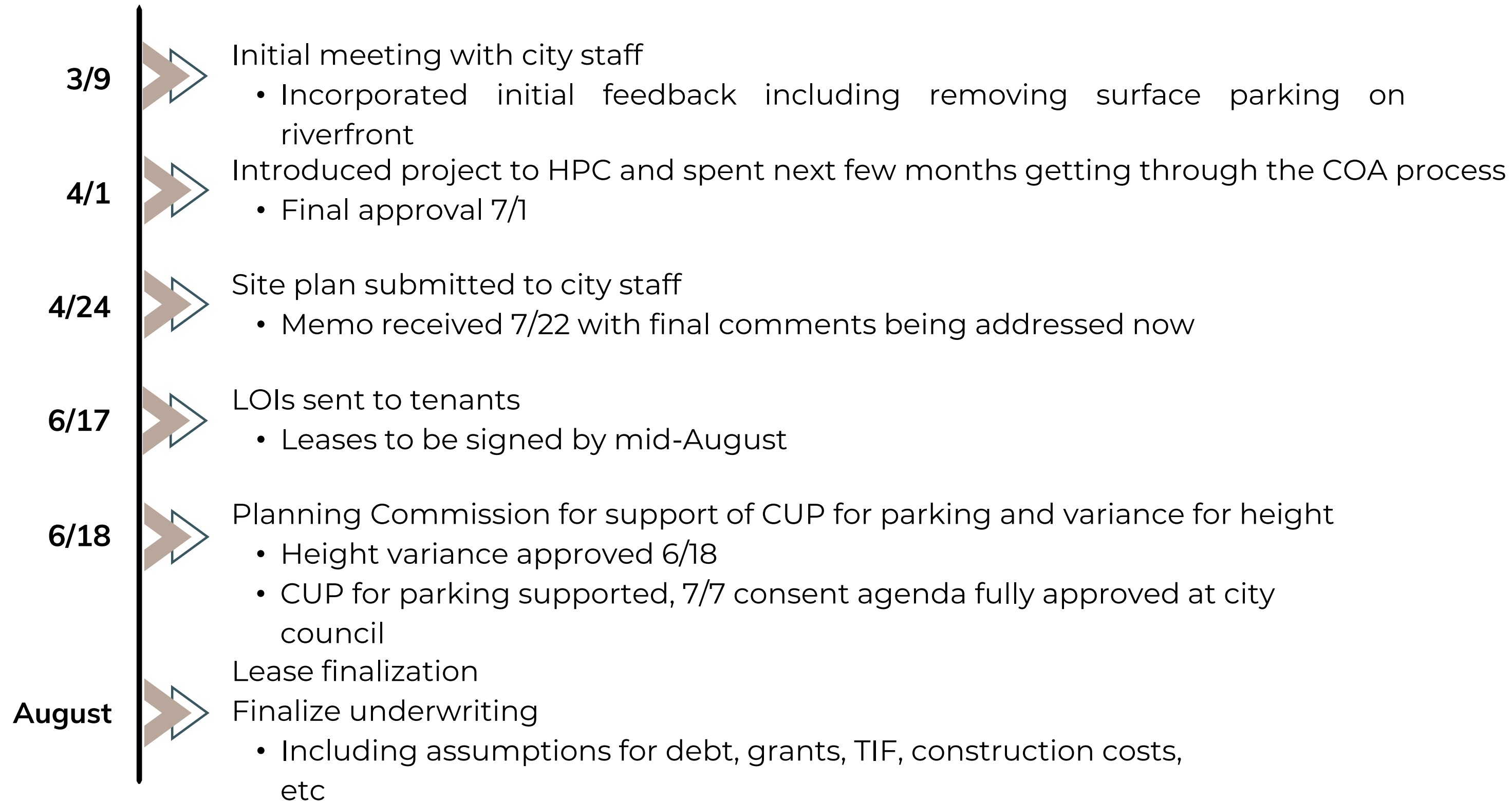


Rebound Partners  
INVESTMENTS • MANAGEMENT

# THE ARCHER



# Timeline to Date:



# Division Street



# Division in Context



# Riverside



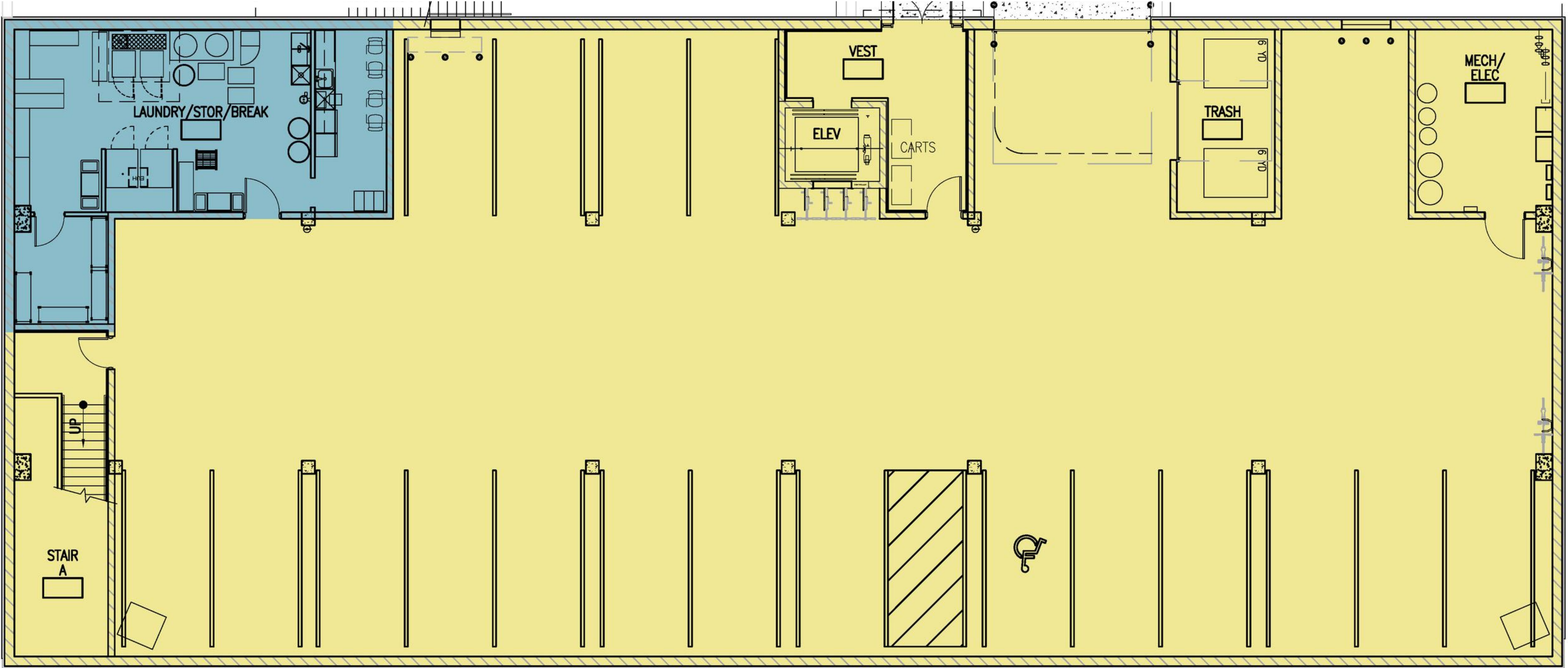
# Patio



# Project Overview

- Bringing back the initial use - hotel and restaurants
  - Adding a smaller event space (100 guest capacity)
- Hotel
  - 9 Suites
    - Designed for a more comfortable stay with W/D, full kitchen, and more space (week-month possible)
      - Could be a master lease for the colleges for traveling professors
  - 48 Traditional Hotel units
  - Aiming for boutique + elevated feel
- Restaurants
  - A classic diner is our larger restaurant
  - A bagel shop named DoughCo
    - Created by Carleton Alumni brothers Josh ('20) and Jacob Small ('22)

# FLOOR -1 - GARAGE



# GROUND FLOOR - LOBBY, RESTAURANTS, AND EVENT SPACE



# FLOOR 2-4 - HOTEL

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# Timeline Moving Forward:

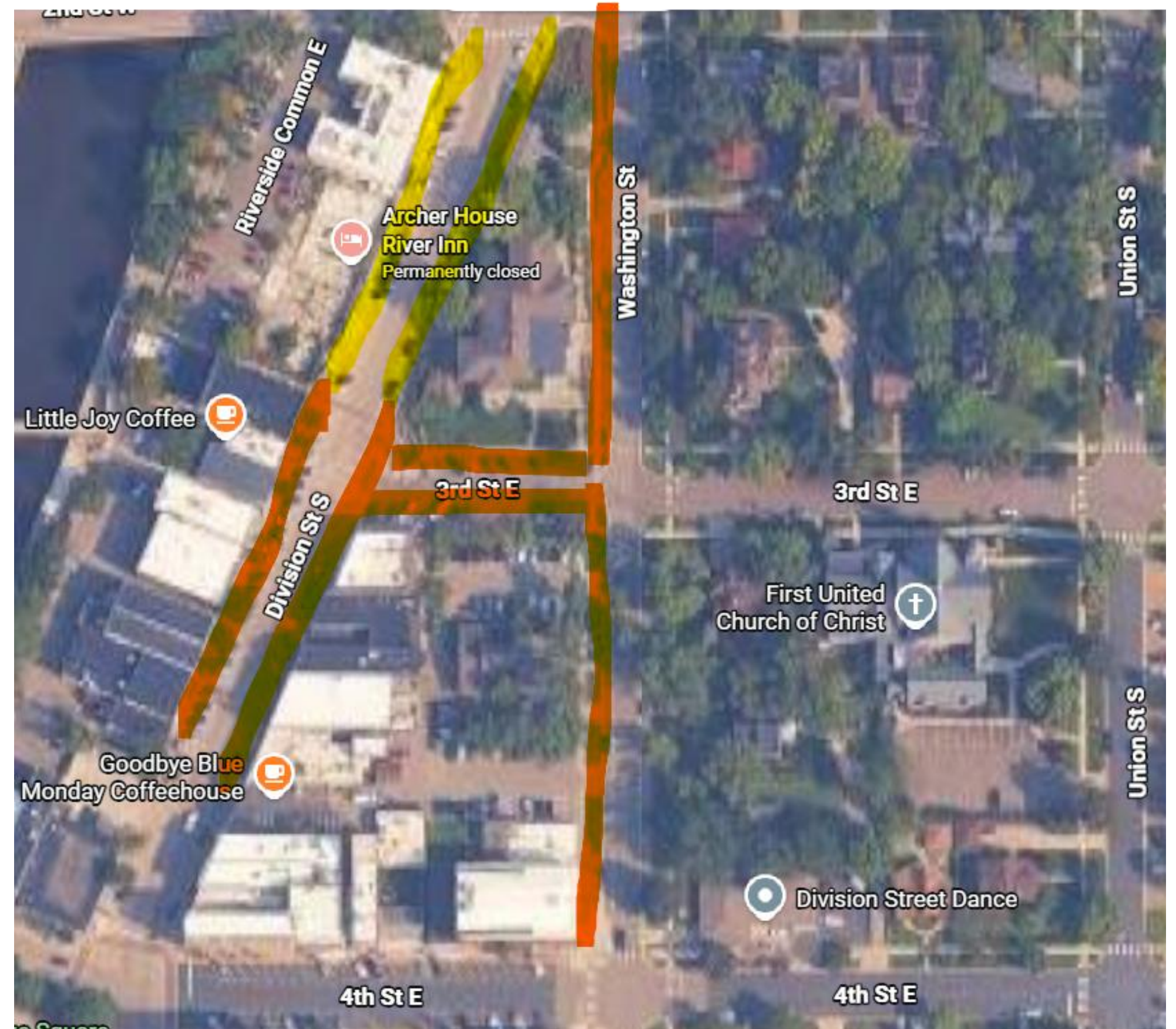


# Parking Plan

- We are approved for a CUP for the 19 parking spaces planned in the basement garage entering off the backside of the building
  - We removed surface parking on the Riverside of the building per city guidance early on allowing for a patio activating the riverfront
  - We plan to utilize street parking available as well
    - ~30 on Division right outside of the Archer or across the street (yellow highlight)
    - ~70 available within a 2 block walk (blue highlight)
      - Primarily for overnight parking so will help minimize any disruption for other daytime parking use

# Street Parking Example

- ~30 on Division right outside of the Archer or across the street (yellow highlight)
- ~70 more available within a 2 block walk (blue highlight)
- Total of ~100 street parking spaces within a 2 block walk on this side of 2nd St. alone



# Parking Historically

- The original Archer was 36 units
  - 4 popular restaurants
  - 2 retail shops
  - Surface parking in the back had 40 spaces which were not dedicated to Archer
    - All guests street parked or utilized the surface lot at 3rd and Washington if they couldn't find a spot in this lot
      - Never really had issues - despite restaurant goers, employees, etc would parking in the surface lot, often taking up spaces for the whole day and overnight

# Parking Plan - Short Term

- Short term plan
  - We are not concerned about parking for 90% of the year
    - Currently there is surface parking at 3rd and Washington
    - We are asking Carleton to enter an arrangement with us to have overnight parking in their surface lot just north of our site from 5pm-8am
    - We have a similar agreement for 20 parking spaces with Premier Bank for the Marriot
  - For peak weekends the first couple of years, we have the Byzantine site we can utilize for overflow parking as needed

# Carleton/Byzantine Parking Options

- Byzantine Parking  
~ 40 spots

- Carleton Parking ~  
20 spots



# Parking Plan - Long Term

- We own the building that is wrapped by the surface parking at 304 Washington
- We plan to redevelop this full site into an apartment project with parking available to the Archer on the Division St. garage to support the Archer in perpetuity
  - We plan to turn our focus to 304 Washington as soon as Archer is ready for construction



An architectural rendering of a multi-story brick building with a classic architectural style. The building features multiple rows of arched windows on the upper floors. The ground floor has large storefront windows and entrances. Signs for 'the hall', 'Bagels Inc.', 'THE ARCHER HOUSE', and 'DINER' are visible. The scene includes a street with cars, pedestrians, and a landscaped area in the foreground.

# Questions or Comments?

Thank  
you!