



11000 NE 33rd Place, Suite 101
Bellevue, WA 98004-1460

425.827.3252 phone
425.889.9174 fax
e-mail: steve@spe-architects.com

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January 20, 2009

Planning Department
City of West Linn
22500 Salamo Road
West Linn, OR 97068

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Re: Rebuttal letter - Holiday Inn Express – Willamette Falls Dr.

Dear City Staff and Planning Commission;

In response to the letters from citizens.

Willamette Neighborhood Association Letter dated January 14th, 2009:

We are pleased to hear that the WNA and the merchant group of Willamette are unanimously in favor of the hotel project.

Gary Hitesman letter dated January 7th, 2009:

First, we would like to thank Mr. Hitesman for his thoughtful comments. We appreciate the fact that Mr. Hitesman agrees that there is a solution to place a hotel on this site. Unfortunately, his proposal has more impact on the Water Resource area than that which has been proposed by the applicant. The hotel footprint proposed by Mr. Hitesman is within 5' of the creek. The applicant's proposal will locate the building 50 feet from the creek. Hitesman's proposal also assumes that the applicant can buy land from a neighbor to access the site instead of using an existing access point on site. There are so many issues that Mr. Hitesman's proposal does not fully appreciate that it is hard to fully comment on it. Again, we appreciate the comments by Mr. Hitesman, and appreciate his fervor. If the applicant were to follow the recommendations provided by Mr. Hitesman, the impact to the water resource area would be much greater.

Laura Horsey letter dated January 14th, 2009:

1) Laura states that the planning department is in opposition of the project. This is an error. The planning department has recommended the project for approval by the planning commission.

2) Ms. Horsey is concerned that we have improperly calculated the amount of “disturbed” water resource area. We want Ms. Horsey and all of the citizens of West Linn to understand that the amount of “disturbed” water resource area is properly calculated on the plans and documents submitted.

3) The applicant has presented their argument as it pertains to the economic viability provision.

4) Ms. Horsey is concerned that this project will cause flooding and landslides. On the contrary, the storm controls that will be placed on site and offsite will help reduce the potential for flooding as stated in the applicants presentation.

5) Ms. Horsey believes that the existing site will be harmed by the work proposed by the new development. As described in the wetland biologist letter, the existing state of the Water Resource area is disturbed and in need of revegetation. Much of the area within the Water Resource area is exposed dirt and gravel. This development will increase the value of the transition area through revegetation and storm water controls. This increased values are stated in the applicants presentation packet.

Sincerely,

Brad Kaul
Steven P. Elkins Architects Inc PS