



Memorandum

Date: May 8, 2009

To: Chris Jordan, City Manager

From: Chris Kerr, Acting Planning Director

Subject: City Council worksession questions regarding the Holiday Inn Express Appeal /
Conditional Use application – AP-09-02 / CUP 09-01

At their May 4, 2009 Worksession, the Council raised several questions related to the Holiday Inn Express application which is scheduled for a May 11 public hearing before the Council. These questions, and Staff's responses (in italics), are listed below. Additionally, Staff forwarded these questions to the applicant and specifically directed them to watch the video of the worksession to allow them the opportunity to respond and comment.

- 1) The Neighborhood Association asked about the proposed street lighting around the site – what is the status of this issue?

At the time of permit, the applicant will be required to install street lighting fixtures in accordance with the City standards. Staff is currently reviewing a variety of lighting types that meet all engineering requirements and would allow for a design that is appropriate for the Willamette District. If the application is approved, at the time of permit review, the applicant will be required to install lighting in accordance with City standards.

- 2) There does not appear to be an appropriate pedestrian route to the bus stop. Did we require this of the applicant? How did the applicant respond?

As part of the site review process, Staff required the applicant to modify the site plan to provide a separate pedestrian connection to the right-of-way. This was added to the site plan (in the southeast corner of the site).

- 3) The application includes a three-sided culvert. Would a bridge be preferable?

The Engineering Department believes that the proposed three-sided culvert will provide the necessary stormwater capacity and enhancements required by the City. A bridge could also be designed to satisfy the requirements, but would place a significant financial and continuing maintenance burden on the property owner.

- 4) Regarding the architectural design and colors proposed for the hotel:– the applicant has indicated that the hotel would be designed like the Holiday Inn Express in Astoria and would include “earth tones”. What does this mean exactly and how will it fit into historic Willamette? The Council suggested that the applicant bring a color/materials board to the hearing on May 11th.

The applicant has continually stated that that the design and colors would be similar to the hotel in Astoria. The file includes architectural elevations of the proposed building which includes a description of the proposed materials (Hardi-board lap siding, faux balcony rails, river rock exterior along the base of the building) and photographs of the Astoria hotel evidence of the proposed color palette. I am attaching (color copies) of these to this memorandum as well.

- 5) Council questioned whether the project will need to be adjusted to accommodate a future 8th Court connection to Willamette Falls Drive, e.g. street widening.

City staff has prepared concept sketches of possible connection configuration and determined that it would not extend to this property.

attachments



1100 N.E. 20th Place S
Bellevue, Washington
98007
FXN1028

Number, Name and
Address of

Project Name

Project Name
Date
City
State
Country
Drawing No.
Scale
Date

Vic Patel

12700 SE McLough
Milwaukie, OR, 972

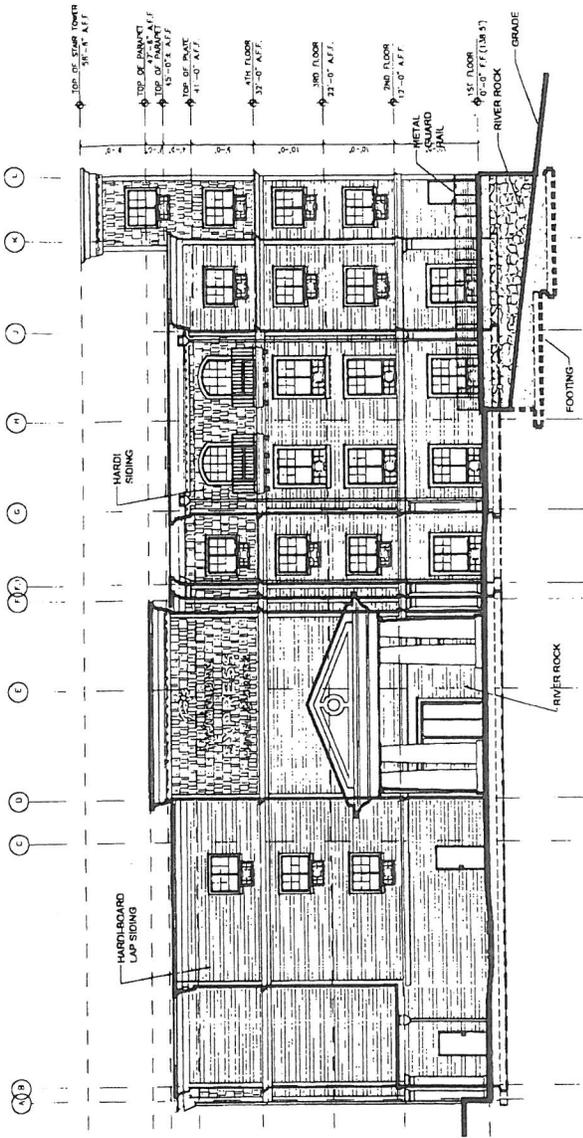
Project
HOLIDAY INN EXPR
2400 Block, William
WEST LINN, OR 9

Client/Architect
Date
City
State
Country
Drawing No.
Scale
Date

Sheet Title
EXTERIOR
ELEVATION

Scale 1/8" = 1'-0"

A2.



1 WEST ELEVATION
SCALE : 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE : 1/8" = 1'-0"

182

Prepared by:	Checked:	Drawn:	Date:
Client Project No.:			

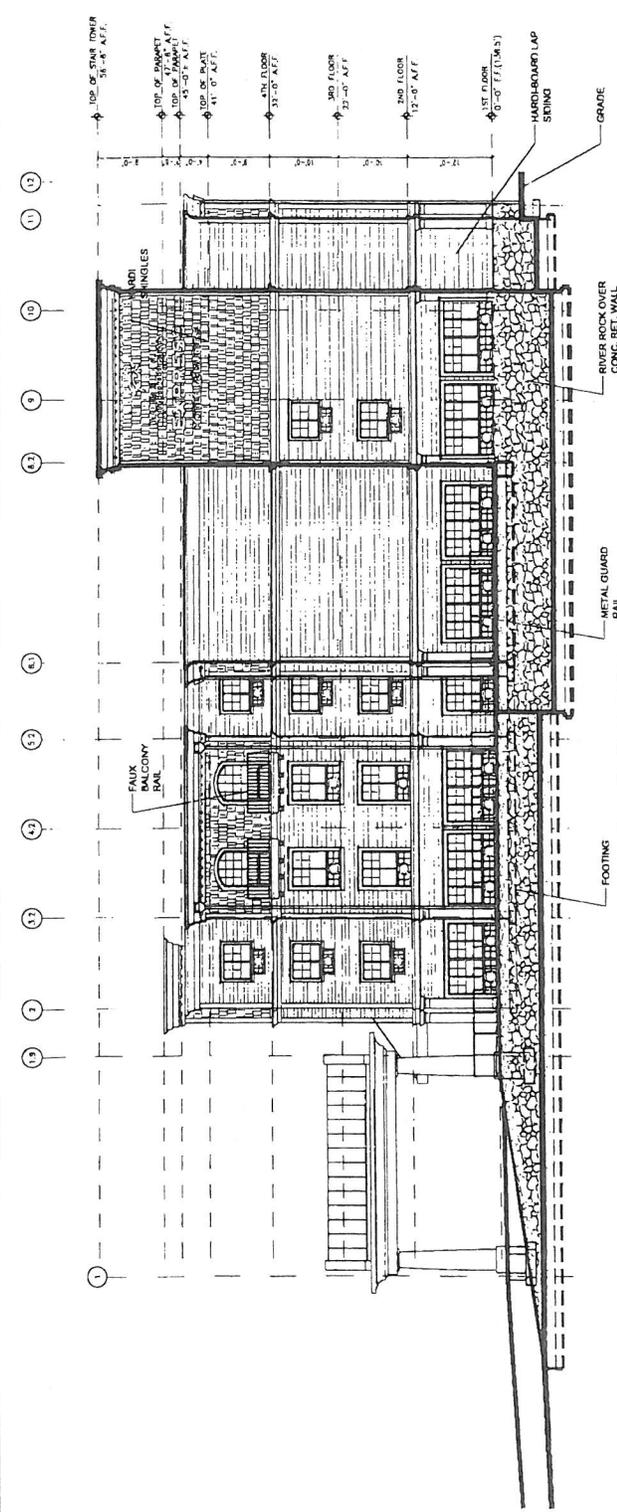
Vic Patel

12700 SE McLoughlin
MINDING, OR 97222

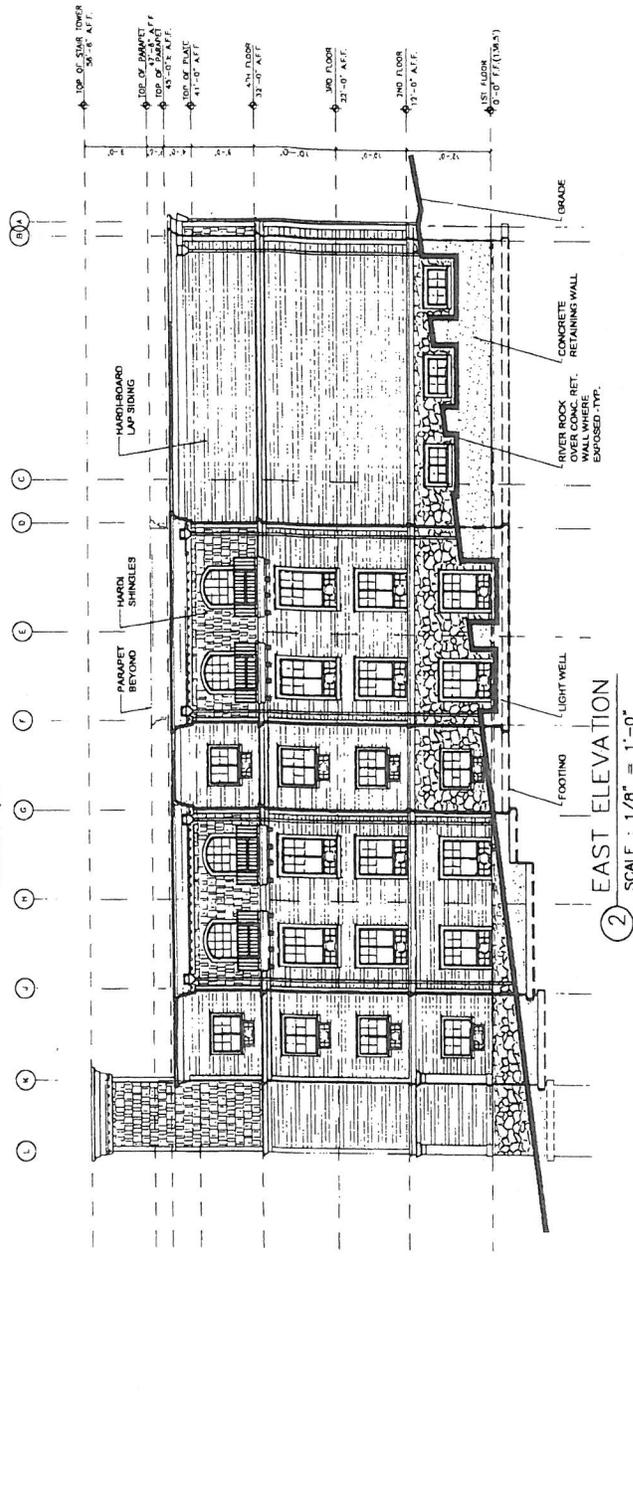
Product:
HOLIDAY INN EXPRESS
2400 Block Wilmette Falls
WEST LINN, OR 97166

No.	Date	Description
10-12-07		REVISION SUBMITTAL
3-21-08		REVISION #2

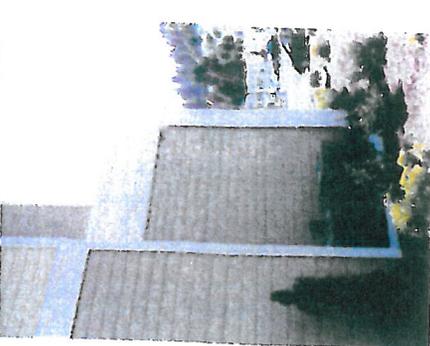
Sheet Title	
EXTERIOR ELEVATIONS	



1 SOUTH ELEVATION
SCALE : 1/8" = 1'-0"



2 EAST ELEVATION
SCALE : 1/8" = 1'-0"



**Exterior
Facade
Color
Example**



**Holiday Inn
Express
WEST LINN
OREGON**

