

## NEIGHBORHOOD MEETING

**PROJECT PROPOSAL:** SRI Santram, LLC is proposing a 4-story, 69 room Hampton Inn at 21970 SW Alexander Lane. This location is proximate to Hwy 99 & Meineke Road. The Hotel will include Hampton branded Reception Lobby with a Breakfast Café, Lounge, Meeting Rooms, a Fitness Center and Indoor Swimming Pool.



### Agenda

6:45PM – Welcome  
7:00PM – Projects Presentation  
7:30PM – Question and Answer  
8:00PM – Meeting Adjourn

### Meeting Information

Date: September 7, 2016  
Time: 6:45PM  
Location: 21907 SW Sherwood Blvd  
Contact: Lloyd Hill or Dan Salvey at Hill Architects, (503)305-8033  
Tim Leavitt at PBS Engineering & Environmental, (360)567-2119

## NOTICE OF NEIGHBORHOOD MEETING

A Neighborhood Meeting will be held on Wednesday the 7<sup>th</sup> of September, 2016 at Mary Stewart Senior Center; located at 21907 SW Sherwood Blvd, to inform the community about our proposed Hotel Project. Interested community members are encouraged to attend this meeting. Please contact Lloyd Hill or Dan Salvey at (503)305-8033 for additional information.

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## MEETING NOTES

Project Name Sherwood Hotel

Release Date 09.08.2016

Project Number 15725

Mtg Date/Time 09.07.2016

Time: 6:45 – 8.30

Meeting Location Marjorie Stewart Center  
21907 SW Sherwood Blvd \* Sherwood, OR \* 97140

<u>Attendees</u>	<u>Name</u>	<u>Initial</u>	<u>Company</u>	<u>Contact</u>
	Lloyd Hill	LH	Hill Architects	Lloyd.hill@hillarchitects.com
	Dan Salvey	DS	Hill Architects	Dan.Salvey@hillarchitects.com

<u>Distribution</u>	<u>Name</u>	<u>Initial</u>	<u>Company</u>	<u>Initial</u>	<u>Send Via</u>
	Lloyd Hill	LH	Hill Architects		Lloyd.hill@hillarchitects.com
	Dan Salvey	DS	Hill Architects		Dan.Salvey@hillarchitects.com
	Tim Leavitt	TL	PBS Engineering		<a href="mailto:tim.leavitt@pbsenv.com">tim.leavitt@pbsenv.com</a>

*These meeting notes have been prepared to document decisions and action items for the above referenced project. Please review the meeting notes and notify Hill Architects within 5 business days of receipt of any clarifications or corrections. After such time these notes will be taken as an accurate record of the events and the project team shall proceed accordingly. Please note that new or updated items appear in **bold red** text. Action items are denoted by company acronyms at the right margin.*

### 1. Welcome:

1.1. Who we are and why we are here

1.1.1. Total of 40+ people on hand

### 2. Project Presentation:

2.1. Lloyd Hill

#### 2.1.1. Alkesh Patel

- 2.1.1.1. Title and business contact
- 2.1.1.2. Experience in Hotel organizations
- 2.1.1.3. Experienced Hotelier
- 2.1.1.4. Vested interest, not just a developer

#### 2.1.2. Hotel Brand and Description

- 2.1.2.1. Hilton, Hampton Inn
  - 2.1.2.1.1. NOT a hotel/motel
- 2.1.2.2. Vision for the project
  - 2.1.2.2.1. Will not be a 5\* but higher end with limited services
  - 2.1.2.2.2. Local needs for visiting relatives
  - 2.1.2.2.3. Wine country travelers



- 2.1.2.2.4. Sports Teams
- 2.1.2.3. Overall design concept:
  - 2.1.2.3.1. Overall look is similar to Hilton Brand standards with a Contemporary NW feel.
  - 2.1.2.3.2. Materials include Wood and Metal, not EIFS or Stucco.
  - 2.1.2.3.3. Traditional Form and vocabulary
  - 2.1.2.3.4. Cornice adaption with contemporary NW feel
  - 2.1.2.3.5. Overall height just under 50'
- 2.1.2.4. Question: Concerned about 10lb building on a 5lb site
  - 2.1.2.4.1. Response: concern acknowledged and addressed by describing how it is located on the site and how it will be buffered.
- 2.1.2.5. Time frame is 12 months. Goal is to have land use application completed in 30 days.
- 2.1.2.6. Construction to start in the spring.
- 2.1.3. Site**
  - 2.1.3.1. Access from Meinecke
    - 2.1.3.1.1. A collector street, not a neighborhood street
    - 2.1.3.1.2. Shared access with adjacent property
    - 2.1.3.1.3. Less Neighborhood Traffic
      - 2.1.3.1.3.1. Reduced trips on Alexander and Smith
    - 2.1.3.1.4. Traffic Impact Study shows reduced trips on SW Alexander Lane and Smith Ave with new access point on SW Meinecke Parkway
  - 2.1.3.2. Storm Sewer
    - 2.1.3.2.1. Poor soils
    - 2.1.3.2.2. Low impact site design
  - 2.1.3.3. Sight Lighting will be LED with cut off to reduce light pollution.
- 2.1.4. ODOT Plan**
  - 2.1.4.1. Cedar Creek Trail connection
  - 2.1.4.2. Less Impact
- 2.1.5. Parking**
  - 2.1.5.1. There were a lot of concerns and questions asked
  - 2.1.5.2. Unhappy about the 1:1 ratio
  - 2.1.5.3. Adjacent owners parking – owner of the bar want to be kept in the loop
- 2.1.6. Traffic**
  - 2.1.6.1. Morning peak hours was indicated as the highest impact in the Traffic Impact Study
  - 2.1.6.2. Schools
  - 2.1.6.3. Commuters
  - 2.1.6.4. Meinecke getting backed up during rush hour
  - 2.1.6.5. Where is the next Trimet stop
  - 2.1.6.6. Smith's getting too much already
    - 2.1.6.6.1. This should be reduced by the current design
  - 2.1.6.7. Lights for crossing discussed
  - 2.1.6.8. Child safety is a primary concern
  - 2.1.6.9. LH clarified the Regulation for access to/from HWY 99 which requires this project to utilize the round-a-bout to the south of the site on SW Meinecke Parkway.
  - 2.1.6.10. City and State Level involvement

### 3. Questions and Answers



- 3.1. Question: Could it have a larger pool?
  - 3.1.1. Response: we will bring it up with ownership
- 3.2. Trash & Service
  - 3.2.1. Trash same location as currently located for existing structure
  - 3.2.2. Services will be shared after the trash enclosure is improved and expanded
- 3.3. Where do the patrons park
  - 3.3.1. Behind the hotel and some overflow on street and adjacent lot (shared access)
- 3.4. What is the ratio of parking vs room count
  - 3.4.1. 1:1
- 3.5. Occupancy Rate
  - 3.5.1. 65% - 75%
- 3.6. Will there be trailer (RV) parking on site?
  - 3.6.1. Response – the site is not intended for RV use
- 3.7. Will there be room for Moving Vans?
  - 3.7.1. Response – many times moving vans will double park if they don't have room. Current sight design doesn't accommodate oversized vehicles.
- 3.8. Noise Concerns
  - 3.8.1.HVAC system
    - 3.8.1.1. Roof Top Units and below window units
      - 3.8.1.1.1. Modern below window units are more quiet than the older ones
  - 3.8.2.Service Vehicles
    - 3.8.2.1. Same trash as current
    - 3.8.2.2. No other regular service vehicles that would create nuisance noise
- 3.9. Height
  - 3.9.1. +/- 50
- 3.10.Economic
  - 3.10.1. Property values: Will they go up or go down?
  - 3.10.2. Transient Tax
    - 3.10.2.1. Not yet calculated
- 3.11.Smith Farm Estates
  - 3.11.1. A lot of the residents didn't receive notices because they don't own the land. Suggested that the next notice go out door to door for the immediate area.
- 3.12.Traffic Concern at Round-a-bout
  - 3.12.1. Pedestrian accidents have occurred
  - 3.12.2. Increased round-a-bout traffic might worsen
  - 3.12.3. Requested possible crosswalk flashing lights
  - 3.12.4. Traffic Impact Study for others to see?
    - 3.12.4.1. Yes. It generally gets posted on the Planning website.
- 3.13.What is the water consumption for this type of structure?
  - 3.13.1. Concerned due to Sherwood City Water issues
  - 3.13.2. Response: this a question for an engineer who is not yet on board, unable to determine at this time.

#### 4. Meeting Adjourn

- 4.1. Next notice needs to include Smith Farm Estates
  - 4.1.1.Hand deliver
  - 4.1.2.Mail



- 4.1.3. Newspaper
- 4.1.4. Social Media, i.e. Facebook (Sherwood community forum page)
- 4.2. Several expressions of displeasure were initially verbalized
  - 4.2.1. Some came around to be more open to or even embrace the project while others did not
- 4.3. In attendance
  - 4.3.1. City planners, commissioners, and nearby business owners who may not be necessarily in the 1000' radius zone of required notification in addition to the

End of Meeting Notes

**Affidavit of Mailing**

DATE: 9/28/16

STATE OF OREGON       )  
  )  
Washington County     )

I, Daniel K. Salvey representative for the Sherwood Hotel proposed development project do hereby certify that the attached notice to adjacent property owners and recognized neighborhood organizations that are within 1,000 feet of the subject project, was placed in a U.S. Postal receptacle on August 24, 2016.

  
\_\_\_\_\_  
Representatives Name:  
Name of the Organization:



## NEIGHBORHOOD MEETING SIGN IN SHEET

Proposed Project: Sherwood Hampton Inn  
 Proposed Project Location: SW Meivete & HWY 99  
 Project Contact: Alysa Hill  
 Meeting Location: Marjorie Stewart Center  
 Meeting Date: 9/17/16

Name	Address	E-Mail	Please identify yourself (check all that apply)			
			Resident	Property owner	Business owner	Other
Gail Cutforth all 7 oyan	Sherwood	gailcutforth@gmail.com	X			
Diana Logan SEAN GARLAND	Sherwood	diedie@yahoo.com	X			
Linda Wiser	Sherwood	lindawiser@comcast.net	X			
Sharon Ballard	Sherwood	sb Ballard@pdx.edu				X
Cari Lindsey	Sherwood	scas55@comcast.net	X			X
Tanya Khamis	23358 SW Greengate Place, Sherwood	Tanya.khamis@hotmail.com				X

Updated October 2010

Continued sign-in sheet for proposed project:

Date:

Name	Address	E-Mail	Please identify yourself (check all that apply)			
			Resident	Property owner	Business owner	Other
Rosemary Baker	Sherwood	<del>rmbaker@comcast.net</del>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Dominic Hoff	Fitch Dr, Sherwood	l.neff@frontier.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Joe Hume	PARISH DR.		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Chris Flores	Sherwood	chris.flores@gmail.com	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> Planning Commissioner
Shane Murray	Sherwood			<input checked="" type="checkbox"/>		
Mike Murray	Sherwood	mmurray60@comcast.net				
Brad Buys	Woodhaven Sherwood	bradbuys@gmail.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Sosh Bobbitt	Smith Farm Estates	SOBBITT919@yahoo.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Soranny Fitchner	17153 Sisking Richard Ct	jfish350@gmail.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Ann Pfaffner	" " "	Apfaffner@yahoo.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Nancy Taylor	" "		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Regina Hunter	Yankee Lane, Sherwood	rhunter@hotmail.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		

Anthony D. Reed Sherwood

Rugbybever@AOL.com

NAME	ADDRESS	EMAIL	PERSONAL	PIES & PROF. OUTREACH	OTHER	OT 24
Kim Young	23705 SW Sanders Ter.			X		
Pamela Love	21824 SW Northern Lane			X		
Jen Miller & Steve Repmeier	17165 SW Kings Richard Ct	J.miller119@yahoo.com	X	X		
Joe & Jen Bartholomew	16941 SW King Richard Ct	jenbartholomew73@gmail.com	X	X		
John Natar McFall	21820 SW Alexander Ln	johnmcfall223@gmail.com	X	X		
MIKE & TAMMIE CEASE	16970 SW King Richard Ct	tammie@homebycrane.com	X	X	X	
Roba Rhonda Barnett	17141 SW King Richard Ct	<del>jen</del> <b>robarmy@gmail.com</b>	X			
Jennifer Cooper	17075 SW Loblolly Ln Dr					X
Patricia & Jim Claus	22211 SW Pacific Hwy	A student1000@aol.com	X	X		
MATT HAMMACK	17079 SW King Richard Ct.	hammack9@hotmail.com	X			
Edyn Lidschmidt	17223 SW Noble Fir Dr.	edyn@wallgroup.com	X	X		
Rhea Bishop	17043 SW Villa Rd	RheaBishop@gmail.com	X	X		
Kate Lynn Pardo	17255 SW Smith Ave	KateLynn.Pardo@gmail.com	X	X		