

December 13, 2016

City of Sherwood Planning Commission

RE: Proposed Hotel On 21790 SW Alexander Lane

Dear Planning Commission,

My name is Jason Siebers, I am a current resident of Sherwood and I would like to share my thoughts and concerns on this proposed project. My family lives on Dewey Dr approximately 150 feet south of the traffic circle at Meinecke Parkway. I have some concerns with the proposed location of this hotel and the impact it will have on our city and my family's quality of life.

In its current state this area and intersection is already busy. There are already traffic back-ups during peak hours. During peak hours traffic typically backs-up both directions on Dewey and in the southbound left hand turn lane from Highway 99W to Meinecke Parkway. Most mornings as I leave for work the traffic is backed up from the high school to the traffic circle at Meinecke on down Dewey Dr towards Woodhaven. Often I am only able to exit my driveway if someone traveling east on Dewey towards the high school stops and lets me out. Trying to turn left off of Highway 99W on to Meinecke is also an issue. One can often sit through multiple cycles of the light waiting to turn left. Traffic during peak school hours is already a challenge, more cars from a proposed hotel will only exacerbate the problem.

In addition to the time delay issues, the traffic also creates safety concerns with this area. The traffic circle can be a challenging and dangerous crossing for a pedestrian. As many of you are aware a student was struck in a crosswalk at that traffic circle last year. Every day I see near misses and people that do not yielding for pedestrians. My family walks, bikes, jogs on the sidewalks around that area and I worry about the increased danger with more cars on this road.

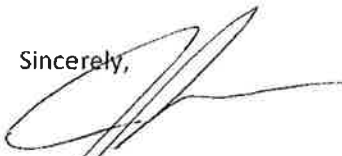
According to the hotel developer's traffic study there will be an increase of 650 car trips per day through this area. The proposed access to the hotel will mean that someone coming off of 99W will need to turn onto Meinecke go around the traffic circle then make a right into the parking lot. The other access would be funnel traffic through neighborhoods down SW Smith Ave. The proposed hotel would mean that an additional 650 trips a day would be made through one of two routes in an already strained area. As was notated in the staff report, the traffic study did not address the impact of traffic that didn't use the driveway on Meinecke. Without this there is no way to determine what traffic will look like on SW Smith Ave and other neighborhood roads. In addition to more car trips on SW Smith, there would be concerns because this and other roads in those neighborhoods are being utilized for parking by students. The full impact of traffic from the hotel has not been measured or addressed.

Exhibit 0

I strongly feel that the property and site plan for this hotel is not right for our community. This is already a busy and congested area, adding traffic from a hotel would only make that worse. Many of these issues could be mitigated with direct access to 99W, which is not a possibility as I read in the staff report. Which only makes it more clear that this is not the proper site. Also with gaps in the traffic study, I do not think we are fully aware of the impact on hotel traffic. Before this process moves forward any more the planning commission should be able to review a full traffic study that fulfills all of the requirements put forth in the staff report.

At the end of the day why would we take an already congested residential area and add more traffic and congestion? That seems to be a recipe for more congestion, more safety issues, and a less enjoyable neighborhood. I do understand that this property is zoned commercial, but it is surrounded by a large residential neighborhood and will negatively impact those of us that live there. I want to stress that I am not against a hotel in Sherwood. Our city is growing and a hotel is needed. The site on SW Alexander is not the right location for a hotel in Sherwood and it is not a good decision for our city. Thank you for your time and consideration in hearing the citizens of Sherwood. I have included my contact information if you should have any further questions.

Sincerely,



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