



Raymond Management Company

MEMORANDUM

TO: To Whom It May Concern - Department of City Development
FROM: Jeff Kraemer, Raymond Management Company
DATE: March 16, 2009
RE: Owners Statement of Intent – Detailed Plan Development

Project Description: The proposed DPD contemplates development of a 143 room Hilton Garden Inn (HGI). The hotel proposal is consistent with the previously approved general development plan for the entire property. The initial phase calls for raising the former school and completing the infrastructure improvements for the property which will allow for the hotel to be constructed. The architectural design remains consistent with the design represented at our design review meeting in December.

In regards to future phases of development for this property, as represented in the GPD, a second hotel will be constructed in the future. As we have previously discussed, the existing church will be left intact for approximately one year from when we acquired (Dec 2008) the site and the majority of the time the HGI will be under construction. The existing church will be relocated or raised between February 2010 and April 2010. The ancillary structures and asphalt will be removed with the church. This timing correlates with the anticipated opening of the HGI in May – June of 2010. Development of the second hotel will depend on the market conditions; however the intent is to either start in the 2nd or 3rd quarter of 2010 or a similar timeframe one year later (2011). If development of this property does not occur in 2010 the site will be rough graded and grasses planted until which time the second hotel is developed. Flexibility in this timing is crucial as market conditions will drive future development schedules.

Analysis of Standards 295-907:

- A. Uses: Hotel, restaurant and meeting space internal to the hotel, and ancillary parking.
- B. Design Standards: The hotel design will consist of a mixture of brick, stone and EIFS that will feature 2-3 colors and textures. The exterior will be articulated in a manner that breaks up the exterior wall surface and creates interest. Refer to **Drawing A6.01 & A6.02** for details.
- C. Density: Residential density standards are not applicable.
- D. Space between Structures: Please refer to **Drawing A1.01** for details.
- E. Setbacks: The proposed hotels are setback from the property according to zoning standards of 25'. Please refer to **Drawing C1.1** for additional dimensions and details.
- F. Screening: The natural landscape will provide screening as well as additional landscaping to be installed around the perimeter of the buildings and site as shown on **Drawing L-1**. Trash enclosures will be will be constructed of matching masonry material as to complement the architectural scheme of the buildings.

- G. Open Spaces: The open areas primarily located to the east of the site will be green space and a retention area. The heavily wooded area from the retention pond east to the property line will remain undisturbed by this development. Please refer to **Drawing L-1** for additional landscaping information. Also note that roughly 69% of this property will remain green space after the development is built out.
- H. Circulation, Parking and Loading: The existing ingress/egress will be maintained and will provide adequate access into and out of the project. Internal circulation will be handled by a private drive which allows vehicles to move freely from west to east. The first phase of construction will provide for 158 parking spaces. When the second hotel is added, a parking easement will be provided from lot 2 to lot 1 so the total parking count for the fully built out project will be at a ratio of 1:1. This meets or exceeds local zoning regulations. Loading areas will be provided under the porte cochere for guests. Deliveries will be minimal and during off peak times where pedestrian and vehicular traffic is minimal. Please refer to **Drawing A1.01** for additional information.
- I. Landscaping: Landscaping will be consistent with local and national codes. All vegetation will be maintained and replaced as needed. A one year warranty period for all new vegetation is typically provided through the contractor installing the original landscaping and continued landscape maintenance will be an important component of operating a high-end franchised hotel. Please refer to **Drawing L-1** for additional landscape information.
- J. Lighting: Site lighting will be provided to maintain a safe and comfortable atmosphere for our guests. Light pollution will be minimal as cut-off fixtures will be utilized. Appropriate foot candles at the property lines will be maintained per local zoning codes.
- K. Utilities: All utility lines will be installed underground. Currently the property has overhead electric service. This will be replaced with an underground feed. Any transformers required will be located outside of the buildings in low visibility areas and will be screened with landscaping. Utilities on neighboring properties are located above ground in many cases.
- L. Signs: A single monument sign at the entrance to the project is desired. The monument sign will be double sided and contain the names of both hotels. We would like to increase the allowable area of the monument sign to 100 square feet. Only the letters and symbols will be illuminated. Building signage will also be installed on all four sides of both buildings. The signage will be fixed to the roof line of each hotel. The building signage will also be illuminated. Please refer to **Drawing A1.01** for monument sign location.

Please see **exhibit A** which addresses the statistical relationship of the proposed development.

Exhibit A

**Attachment to Owner's Statement of Intent
General Plan Development
5880 S. Howell Avenue**

1. Gross Land Area 605,105 square feet (13.89 Acres).
2. Maximum Land Covered by Buildings:
 - a) Hilton Garden Inn: 36,000 square feet
 - b) Hotel Number Two: 28,500 square feet
Total: 64,500 square feet or 9.38% of the property.
3. Maximum Land Devoted to Parking, Drives & Parking Structures:
 - a) Sidewalks: 9,566 square feet
 - b) Parking Lot: 118,727 square feet
Total Paving: 128,293 square feet or 21.2% of the property.
4. Total Landscaped Open Space: 411,205 square feet or 68% of the property.
5. Total Building Square Footage:
 - a) Hilton Garden Inn: 85,000 square feet
 - b) Hotel Number Two: 84,000 square feet
6. Proposed Number of Buildings: 2
7. Maximum Number of Units per Building:
 - a) Hilton Garden Inn: 143
 - b) Hotel Number Two: 130
8. Parking:
 - a) Total: 274 stalls (158 stalls in Phase One)
 - b) Total Stalls per Room: 1.0