



## STAFF REPORT

<b>DATE:</b> 9/17/2018	<b>PREPARED BY:</b> Zach Lampert, Steve Forrester
<b>SECTION:</b> Council Business	<b>DEPARTMENT:</b> Meadow Lakes
<b>CITY GOAL:</b> To be fiscally responsible in all we do. Provide quality municipal services and programs which contribute to community desirability. Strive to improve on transparency and effective communication. Strive to position the city to meet future demands of businesses and citizens.	
<b>SUBJECT:</b> Fairway Suites Proposal for Meadow Lakes Golf Course	

### BACKGROUND:

The city staff held an informative meeting for local residents at Meadow Lakes Restaurant on 9/6/18. At the meeting, staff delivered the Fairway Suites proposal and discussed the city's interest in researching the proposal. Joe Bessman from Transite Consulting also provided a report on traffic implications. A copy of the presentation is included.

Residents were given the opportunity to ask questions and present concerns with the potential project. Those concerns included:

- Increased traffic on Meadow Lakes Drive
- Impact on property values for neighboring residents
- Loss of privacy for homes adjacent to the parking lot
- Increased noise/activity
- Potential for increased crime
- Size of the hotel (the Country Inn and Best Western are both less than 70 rooms)

Staff is currently looking for direction from council on how to proceed. Fairway Suites is at a point where they are looking for a "green light" from the city in order to start a deeper due diligence to confirm a hotel would work for this area and also determine what brand hotel would best fit. They indicated that they did not want to go through this process unless the city was on board with the project.

Based on the meeting with the residents, it seems that there are more questions that need to be answered, including options for other locations for the hotel on the property, traffic calming devices that could be implemented, impact on property values, potential sewer upgrades that may be necessary, and options for a secondary access route in and out of the facility.



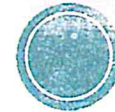
At this time, it does not appear the current plan as presented would be supported by the community, and going through the process of a zone change at this point would be inappropriate.

**RECOMMENDATION:**

Council to direct city staff to communicate back to Fairway Suites the following: The current proposed project is not supported by the community. At this time, the City of Prineville is not willing to consider a zone change through planning to facilitate the project. The community's concerns are: (list concerns).

Please advise the City of Prineville if Fairway Suites would like to have discussions addressing the community's concerns and finding alternatives that would be substantial enough to take back to community for further consideration.

# Fairway Suites proposal for the City of Prineville at Meadow Lakes GC



## Fairway Suites Business Model

- Fairway Suites comes into an existing golf course and utilizes unused land near the clubhouse to build a hotel.
- The hotel is built without a F&B operation. The Golf Course restaurant serves as the F&B operation for the Hotel
- Fairway Suites is proposing to lease the land from the City.
- Their plan is to develop a 70 to 100 room hotel at no cost to Meadow Lakes Golf Course or the City of Prineville.



## Fairway Suites' Signature Property at Deer Park in Kansas City

- <https://www.dropbox.com/s/1o0ms1oquu09zio/Deer%20Park%20V6.mov?dl=0>
- Footprint of this property in KC is 22,000 square feet
- Meadow Lakes' open lot is 30,000 square feet, which would allow for additional parking behind the hotel.



### Proposed Hotel Location

Meadow Lakes' open lot is 30,000 square feet, which would allow for 46 additional parking spaces.



## Zoning

- Meadow Lakes property is currently zoned R2 (residential).
- For a hotel to be built, a zone change to commercial would be required.
- If the project were to proceed forward, Josh Smith has recommended a change to C5, which is Recreational Commercial.
  - Hotels are permitted in a C5 zone, but there are less uses allowed compared to General Commercial Zoning.



## Why the City is Reviewing this Proposal

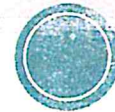
- Potential for Increased Revenues:
  - Increase financial health of the facility through lease agreement with no out-of-pocket expense
  - Hotel should significantly increase revenue in the restaurant.
  - Hotel should also increase golf revenue through increased number of rounds played by hotel guests.
- Increase Tax collection for the city.
- Increase Visitors to Prineville
- Increase Employment



# Transportation and Parking

September 6, 2018

Joe Bessman, PE  
Transight Consulting



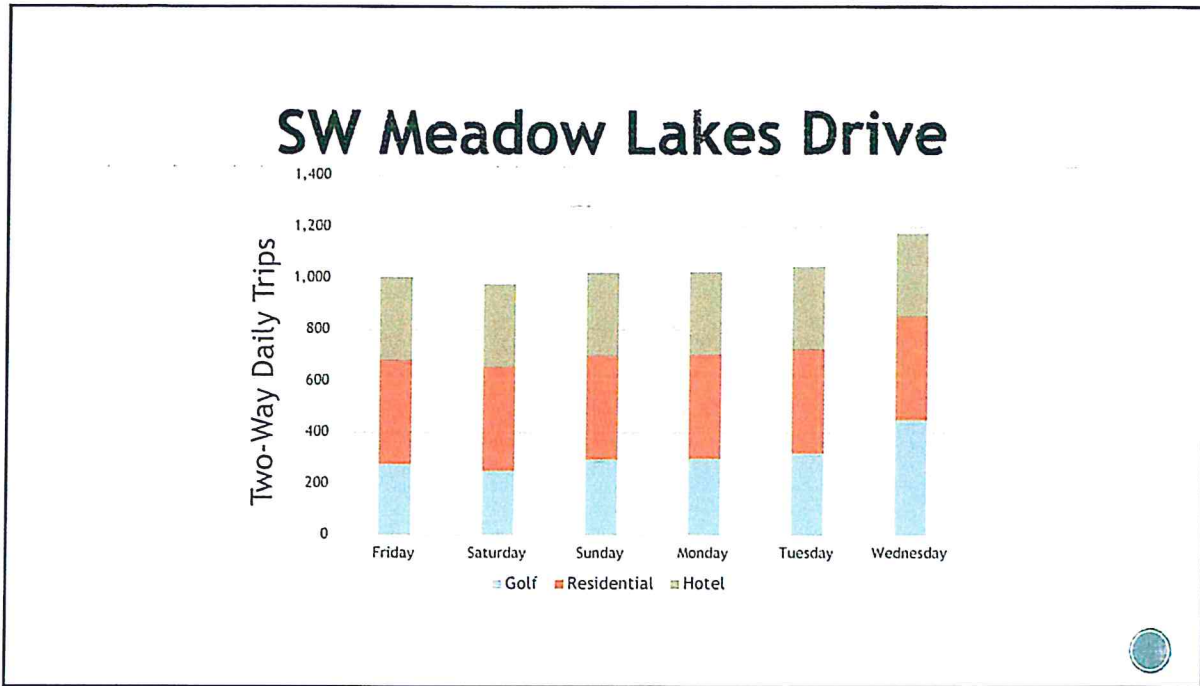
## Trip Generation Estimates

- ITE Trip Generation Manual, 10<sup>th</sup> Edition. Hotel trips are based on the type of hotel (*All-Suites Hotel*) and total number of rooms.
- A stand-alone *All-Suites Hotel* averages 74% room occupancy.

Land Use	Number of Rooms	Weekday Daily Trips	Weekday AM Peak Hour Trips	Weekday PM Peak Hour Trips
All-Suites Hotel	70 to 100 Rooms	312 to 446 (50% in, 50% out)	24 to 34 (53% in, 47% out)	25 to 36 (48% in, 52% out)

- About one car every two minutes during the peaks.





- ### SW Meadow Lakes Drive
- Approximately a 30% increase in traffic on Meadow Lakes Drive
  - Still operates at about 50% of local street guidelines (typically less than 2,000 trips per day)
  - Increases trips on Meadow Lakes from 1.2 vehicles per minute to 1.7 vehicles per minute
  - City Code may require additional analysis of roadway speeds and a requirement for traffic calming devices

## Site Circulation and Parking

- A hotel and golf course provide complementary parking uses:
  - Golf peaks midday
  - Hotels peak overnight
- Drop-off/loading area located on south side of hotel
- May be opportunities to reduce parking near residences



## Site Circulation and Parking

